



REDDLEMAN HOUSE BATH ROAD STURMINSTER NEWTON, DT10 1DU

£100,000
LEASEHOLD

Reddleman House is located in the popular town of Sturminster Newton, this pretty market town is in the hub of the Blackmore Vale with a picturesque water mill on the River Stour. The facilities at Reddleman House include a development manager, careline alarm service, lift, lounge, guest suite facilities, communal garden, parking and a secure entry phone system, ensuring you have everything you need to feel right at home! This lovely second floor flat is finished to a high standard and is ready to move into and has the added benefit of far reaching panoramic views over beautiful Dorset Countryside.



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REDDLEMAN HOUSE BATH

- Immaculate Throughout • Panoramic Views
Over Rural Dorset • Off Road
Parking • Secure Entry Phone
System • Residents Lounge • Careline Alarm
System • Garden with Seating Areas



Communal Areas

From Bath Road there is a driveway leading down to the property, here there are two parking areas and parking is on a first come basis. The main entrance is off the lower car parking area and a path leads around the side of the property and takes you to a landscaped, (well used), communal garden area. Visitors enter the building via a telephone entry system ensuring the property is secure at all times. The entry hall is large and welcoming with a seating area and gives access to all of the apartments via lifts and stairwells.

The Apartment

The apartment is on the second floor. A white panelled door with inset spy hole opens into the hall. Ceiling light. Smoke detector. Coved. Dado rail. Economy 7 electric heater. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. White panelled doors to the bathroom, bedroom and to the Sitting/Dining Room - [6.20m" x 3.07m" (20'4" x 10'1")] where there are two windows to the side of the building, boasting some wonderful far reaching views over the town to the hills and countryside beyond. Ceiling lights. Coved. Dado rail. Economy 7 electric heater and wall mounted panel heater that can be linked to the economy 7 system. Entry phone system. Power, telephone and television points. Feature fireplace with 'Adams' style surround, polished stone slip and hearth and electric fire. Arch to the Kitchen, [1.60m" x 3.23m" (5'3" x 10'7")] - Ceiling light. Coved. Power points. Fitted with a range of country style kitchen units consisting of floor cupboards - some with drawers and eye level cupboards and cabinet. Good amount of roll top, granite effect work surfaces. Part tiled walls. Stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Built in electric oven and ceramic hob with extractor hood over. Space and plumbing for a washing machine and slimline dishwasher. Tiled floor.

Bedroom, [3.61m" x 2.49m" (11'10" x 8'2")] - Window to the side of the building, enjoying a partial rural outlook. Ceiling light. Coved. Wall mounted panel heater. Power points. Fitted with a range of light wood grain effect bedroom furniture consisting of wardrobes, bedside drawers and dressing table with drawers and cupboard under.

Bathroom - Ceiling light. Extractor fan. Coved. Fitted with a modern suite consisting of vanity style wash hand basin with mirror fronted illuminating bathroom cabinet over and tiled splash back, electric shower in an extra large walk in shower cubicle. There is also a low level WC with dual flush facility with tiled recess above. Part tiled walls and tiled floor.

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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band A

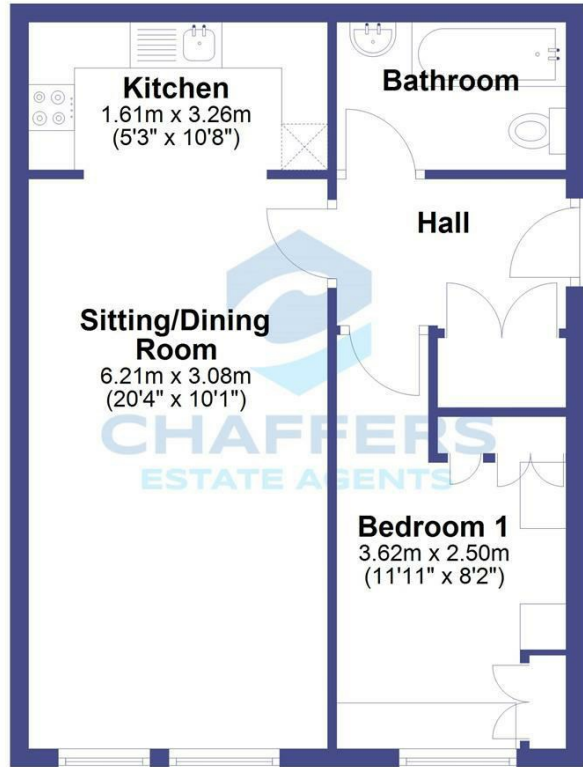
Viewings – By Appointment Only

Floor Area – 495.00 sq ft

Tenure – Leasehold



Floor Plan



Not to scale. For Illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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