



**CHAFFERS**  
ESTATE AGENTS



## 22 Elm Close

, Sturminster Newton, DT10 1JG

**\*\* For Sale By Online Auction \*\* Pre-Auction Offers Considered \*\***Sitting in an enviable position on a quiet residential cul-de-sac with access to The Dorset Trailway only a few hundred yards away and a short 10 minute stroll away from the centre of Sturminster Newton, this **THREE BEDROOM, LINK DETACHED** house is coming to the market for the first time in nearly Twenty Years and is offered with **VACANT POSSESSION**. The property has the added benefit of off road parking and a fully enclosed, private rear garden with gated access.

**Guide Price £250,000 Freehold**

**Council Tax Band: D**

# 22 Elm Close

, Sturminster Newton, DT10 1JG



- Buyers Fee Applies
- Quiet Cul-De-Sac Position
- Walking Distance to Both Primary and Secondary Schools
- Auction Pack Available On Request
- Only 10 Minute Walk to Town Centre
- Off Street Parking
- Auction Date – Tuesday 6th May 2025
- Excellent Access to Dorset Trailway
- Private Fully Enclosed Garden

## Descriptions:

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### Exterior

The property exterior is in excellent condition and has well kept gardens to the front and the rear, the rear garden being fully enclosed with gated access to the side. There is off road parking with an outdoor water supply. There is also an attached garage which has been converted to a workshop, for those requiring a garage, a simple re-installment of a garage door is all that is needed. There are a variety of shrubs and plants in both gardens and areas of lawn. The rear garden also has a small patio area, a shed and a covered gazebo.

### Interior

The house is entered via a covered porch which leads to the front door and then into the hallway. There is access to all of the ground floor rooms from the hallway and the stairs up to first floor. there is a ground floor W/C, a fully fitted kitchen with a range of modern wall and base units and a large lounge/diner with access into the conservatory and then on into the conservatory overlooking the rear garden. From the conservatory there is a door into the workshop/garage which has both power and light.

The stair case leads up to the first floor where the landing gives access to the family bathroom and the three bedrooms. Here there are two good sized double bedrooms, both with built in double wardrobes and a third single bedroom/ nursery.

### The Area

Sturminster Newton is a historic fording point of the River Stour, in the 16th century a six-arch stone bridge replaced the ford. In the 19th-century, a plaque was affixed to the bridge stating that anyone damaging the bridge would be transported to Australia as a felon, so please do be careful. To the south of the river is the watermill, which, was restored in 1980 and it is now a working museum. On the hill above the bridge over the river, are the ruins of Sturminster Newton Castle, which sadly are not open to the public. The town has an excellent range of shops, eateries and public houses, many of which are in fabulous period buildings, there are also Doctor's and Dentist Practices and a busy theatre and exhibition centre. The more active can access the Dorset Trailway, following the old railway line to Spetisbury and the Stour Way which runs from the Rivers' source all the way to the sea. The World Famous Jurassic Coast is some 45 minutes by car and here you can participate in all kinds of water based activities.

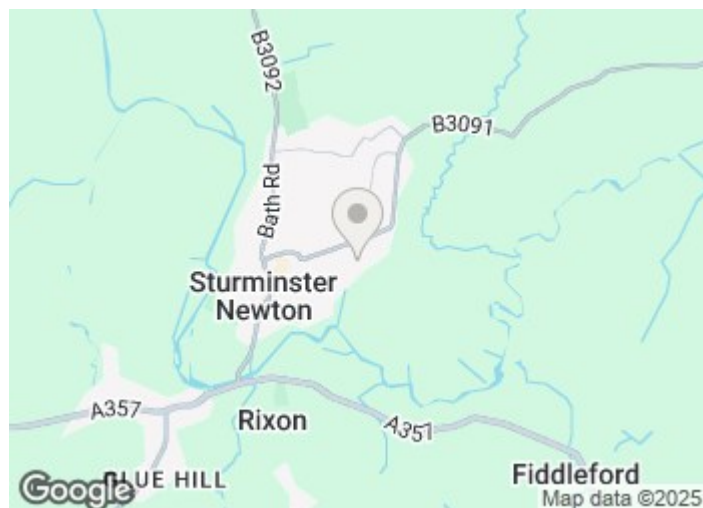
### Modern Auction T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



## Directions

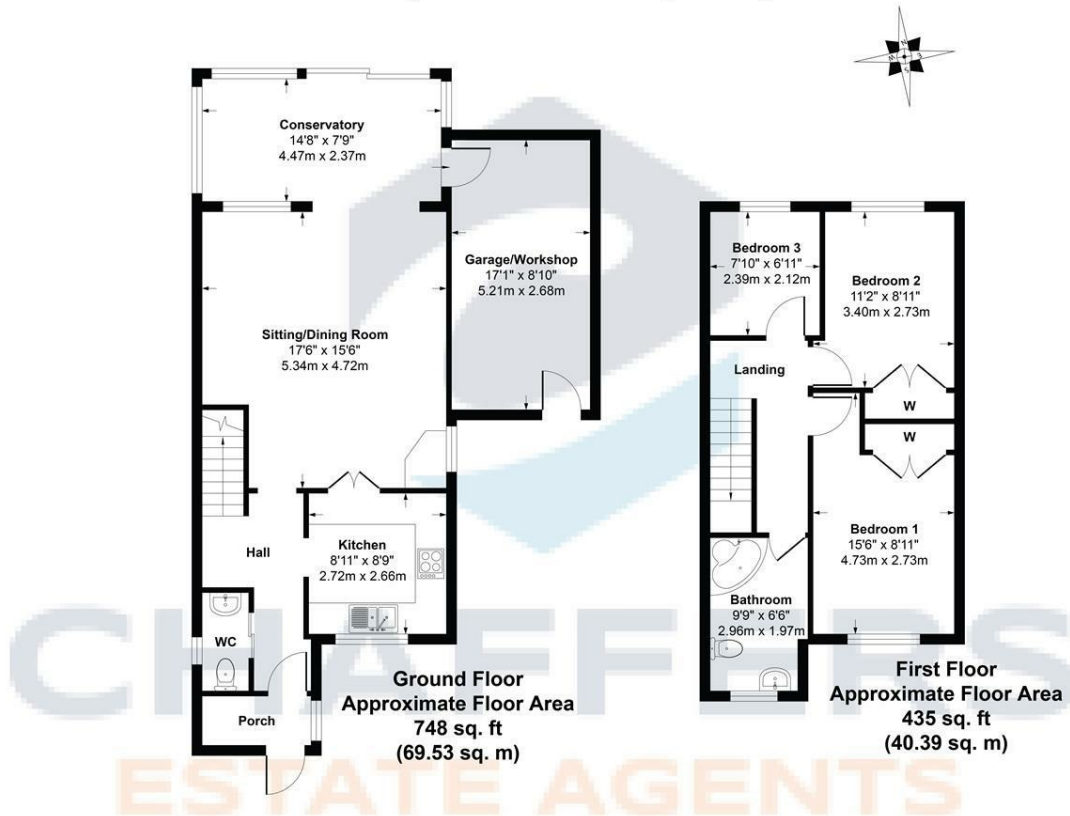
From our Office on Market Place, Head north on B3092 towards Marnhull, Continue to follow B3092 for 100m, turn right onto Old Market Hill/B3091, after 300m, turn left onto Pond Cottages/Station Rd/B3091, continue for 500m then turn right onto Elm Close the property will be on the right after another 600m Arrive: 22 Elm Close, Sturminster Newton, UK Section time: 2 mins 25 s, Total time: 2 mins 25 s





Floor Plan

22 Elm Close, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 1,183 sq. ft / 109.92 sq. m

© CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC