



39 BADGERS WAY STURMINSTER NEWTON, DT10 1DA

£275,000
FREEHOLD

Purchased as a new build this is the first time that this Detached 4 Bedroom house has come onto the open market. The house located on a quiet residential street, is within walking distance of the town centre and all of its amenities and is further, only a short walk to the local secondary school. The property represents a wonderful chance to purchase a large house in a fantastic location, as whilst in need of some decorative modernisation, the price has been agreed to secure a timely sale. For sale by modern auction the property is offered with vacant possession.

****FOR SALE BY ONLINE AUCTION**PRE AUCTION OFFERS CONSIDERED****



CHAFFERS
ESTATE AGENTS

39 BADGERS WAY

- Short Walk Into Town Centre • Quiet Residential Road • Sold With Vacant Possession • Excellent Access to Schools • Auction Pack Available on Request • Auction Date- Wednesday 15th January 2025 • Buyers Fee Applies



Accommodation

From the path, a door leads into the large covered porch which provides a dry space to discard coats and shoes before entering the front door into the hallway. To the front of the house is a downstairs cloakroom with a wash hand basin and a low level W/C with dual flush. Opposite the front door is the internal entrance into the large integral garage which has both power and light and and electric up and over door. On the right hand side as you continue along the Hall is the Dining Room which has a large picture window to the front and an internal wall with clever glazing which allows natural light to penetrate the hall. There is a good sized kitchen next to the dining room with a range of wall and base units, a double electric oven at eye level and a gas hob and space and plumbing for all the white goods. Next door to the kitchen and overlooking the rear garden there is a lounge with a feature fireplace and French door leading out to the garden.

From the hall stairs lead up to the first floor landing, where there are two large double bedrooms, the master also having an en-suite shower room, and two small double/large single bedrooms as well as the family bathroom.

Outside

The front of the property is mostly laid to lawn with a variety of shrubs and plants, there is a pathway leading to the front porch and driveway parking in

front of the garage which has an electric up and over door with remote control. To the rear, there is a good sized, enclosed garden with gated access, the garden is bordered with a fence and a good range of shrubs and flowers, there is a patio adjacent to the rear of the property and a lawned area which has a raised flower bed with a feature water feature. For keen gardeners, there is al

The Area

The Town 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, the Mill was restored in 1980 and it is now a working museum. On the hill above the bridge over the river, are the ruins of 14th Century Sturminster Newton Castle, which sadly are not open to the public. The town was for a short time home to Thomas Hardy, who wrote Return of the Native whilst living here. He was later to say that his period of living here were some of the BEST YEARS OF HIS LIFE. The many interesting historic buildings in the town centre host a great range of eateries, public houses and shops, there are also both Doctor's and Dentists' practices as well as a theatre which holds a variety of live shows and exhibitions. Further there are both primary and secondary state schools within the town

and a number of fee paying schools in the surrounding area. For the adventurous amongst us, there is access to 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 Terms & Conditions

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 is free to remarket the property and the reservation fee will not be returned. 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 £5,940 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

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ADDITIONAL INFORMATION

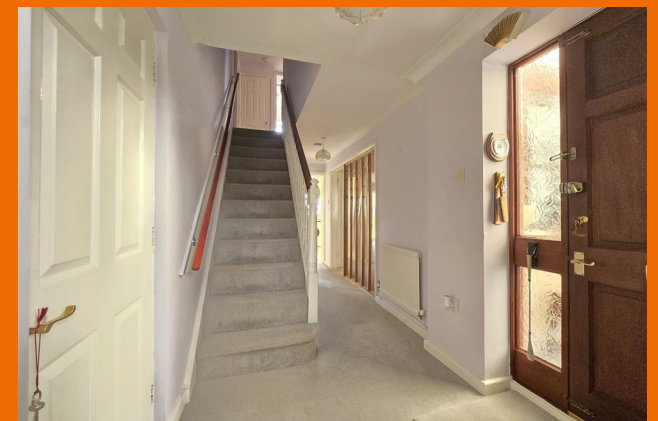
Local Authority –

Council Tax – Band E

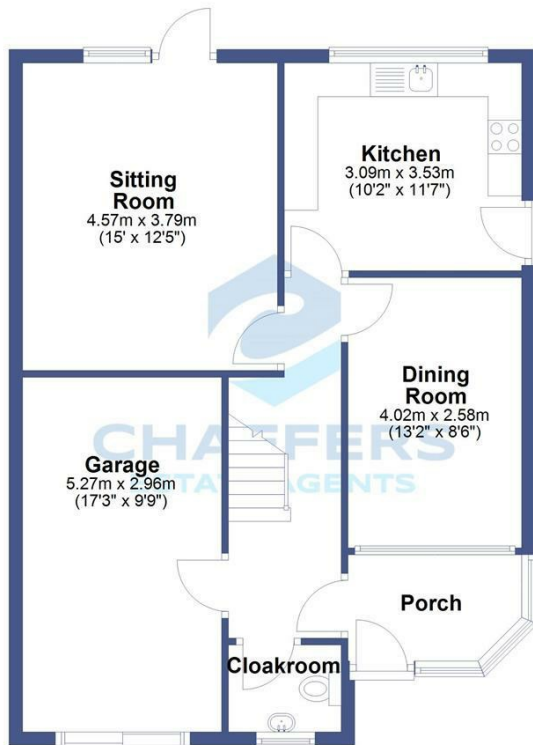
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Ground Floor



First Floor



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

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		73	85
(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

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

