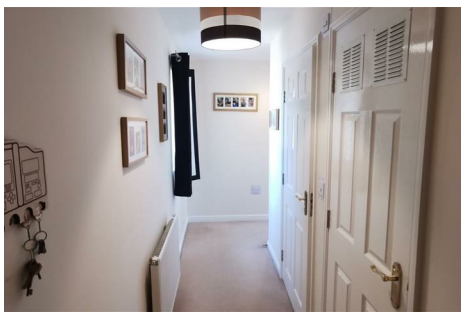




**CHAFFERS**  
ESTATE AGENTS



## 40 Northfields

Sturminster Newton, Dorset, DT10 1FD

This 2 Bedroom Top Floor Maisonette, in a Purpose Built Block. is located within walking distance of the town centre and all of the towns' amenities. On entering the flat there is an Entrance Hall, with doors to the open plan Lounge / Fitted Kitchen, a Modern Bathroom and both Bedrooms. The flat has Gas Central Heating, Double Glazing and a Parking Space. The flat would be perfect for FIRST TIME BUYERS, a HOLIDAY HOME or an INVESTMENT PROPERTY.

**Asking Price £140,000 Leasehold**

**Council Tax Band: B**

# 40 Northfields

Sturminster Newton, Dorset, DT10 1FD



- Excellent Location Close to Town Centre
- Modern Kitchen & Bathroom
- Double Glazing Throughout
- Would Suit First Time or Investment Buyer
- Open Plan
- Parking
- Purpose Built Flat
- Gas Central Heating

## Accommodation

The flat is of generous proportions and has an L-shaped entrance hall with doors to all rooms and two large cupboards. The open plan living area has dual aspect windows allowing natural light to fill the space and there is a fitted kitchen area and ample space for living furniture and a small dining table. The master bedroom has a built in wardrobe with space for a king sized bed, there is also a second bedroom to accommodate guests or family. The modern fitted bathroom has a pedestal wash hand basin with a mirrored vanity unit above, there is a panel bath with mixer taps and a shower over and a low level W/C with dual flush.

## Location

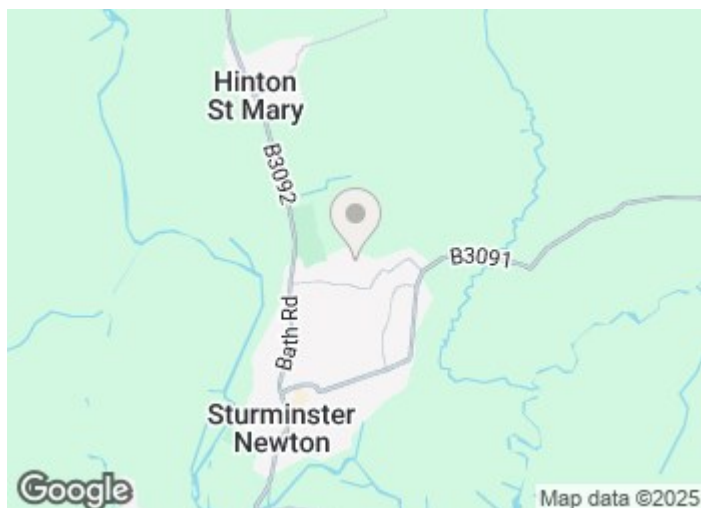
The flat is a short walk from the centre of Sturminster Newton, an interesting old market town in North Dorset which is in a delightful position along the banks of the River Stour and in the heart of the beautiful Blackmore Vale. Here

there are a wide range of shops, eateries and public houses, there are also schools for all age groups, with a range of fee paying schools within driving distance, the town also benefits from a medical centre and health clinic, dentist practices both private and NHS, a sports centre and 'The Exchange' where you can watch live music and theatre as well as comedy evenings and exhibitions. Just across a five arch bridge heading out of town you will also find one of the oldest working water mills in the UK, where you can still purchase freshly ground flour or sit and enjoy a tea and slice of homemade cake. For those who prefer outdoor pursuits there is a plethora of footpaths and bridleways taking in a wide variety of Dorset's environments, including the Dorset Trailway which follows the old railway line between Sturminster Newton and Spetisbury, along the Stour Valley, there is also excellent coarse fishing on the River Stour and plenty of Game Fishing is available in the surrounding area.

A greater variety of shops and services are available in some of the surrounding towns, Blandford 9miles, Sherborne 12miles, Yeovil 17miles and Dorchester 20miles, Bournemouth and the renowned Jurassic Coastline is only some 27miles and here you can find a wide range of water sports including the GB Sailing Academy in Portland.

## Agents Notes

We have been advised that the lease has 976 years remaining, the current annual ground rent is £1,600pa and the current annual service charge is £250pa. The property is Double Glazed Throughout and has Gas Central Heating.



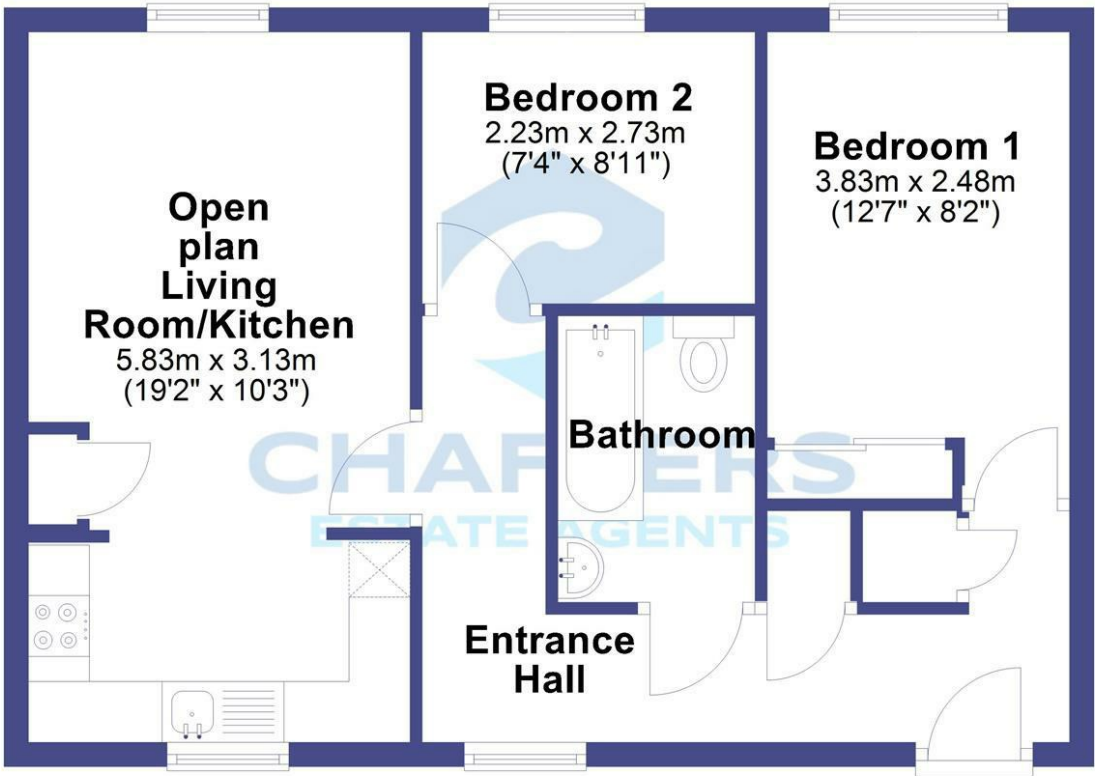
## Directions





Floor Plan

Top Floor



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

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) A		
(81-91) B	79	79
(69-80) C		
(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		