



## RING STREET STURMINSTER NEWTON, DT10 2LG

**£350,000**  
**FREEHOLD**

A very attractive modern end of terrace cottage situated in a highly sought after modern development. The property is close to Stalbridge town centre and benefits from gas fired central heating, off street parking and an attractive generously proportioned garden. With three bedrooms, open plan kitchen diner and a separate lounge the property would suit many buyers from those starting out right up to someone looking for a lock and leave property from which to explore Dorset. EPC Rated B





## RING STREET

### SUMMARY

A very attractive modern end of terrace cottage situated in a highly sought after modern development. The house has been let by the current owner since purchasing it as a new build approximately three years ago and the pictures were taken prior to being let. The property is close to Stalbridge town centre and benefits from gas fired central heating, off street parking and an attractive generously proportioned garden. EPC Rated B.

There are three bedrooms, the master being en-suite with an additional family bathroom and a separate downstairs cloakroom, further on the ground floor there is a lounge and an open plan kitchen-diner and a garden room leading onto the patio area in the enclosed garden. Parking for the house is provided by two allocated parking spaces.

### Area

Stalbridge, a market town dating back to Saxon times, is Dorset's smallest town. Close to the border with Somerset the town is surrounded by beautiful countryside, with excellent access to many walks which take in a variety of Dorset environments, including river, vale and hillside. The town itself, boasts a busy high street, where you will find a healthy variety of independent businesses, including shops, butchers, florists, cafes, pubs and hairdressers, there is further a popular family run supermarket. The town has an excellent community

feel and further boasts a well attended primary school, a church and a petrol station. The nearest railway station is some three miles away at Templecombe, providing links to London and the West Country, road links are also good, with good access to connecting roads to the rest of Dorset and beyond, with the world famous Jurassic Coast being less than an hour away by car.

Although Stalbridge has been developed in recent years, it still has a timeless character and charm. For those who like small towns, Stalbridge is an ideal and peaceful centre from which to explore the surrounding area, and with excellent road and rail links to the A30 at Henstridge and the A303 at Wincanton as well as the mainline Station at nearby Templecombe, both London and The west Country are all easily accessed.

### ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax

Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: B

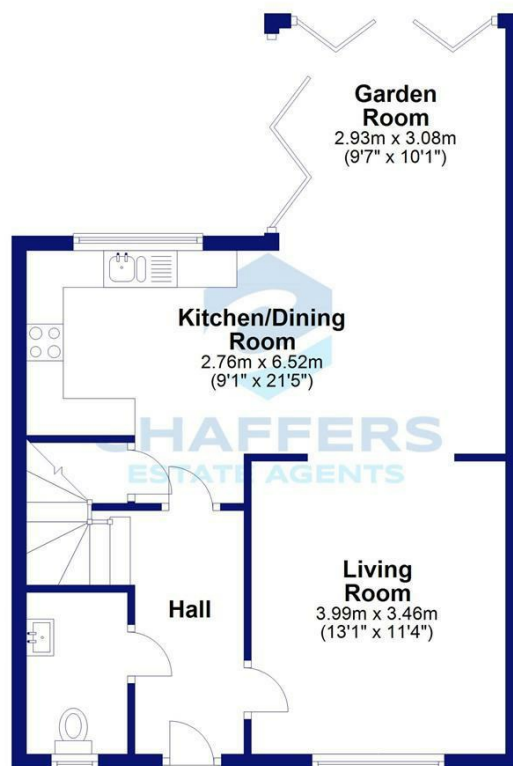


## RING STREET



## Ground Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 98.6 sq. metres (1061.5 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	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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