



2 THE GAVEL

STURMINSTER NEWTON, DT10 1QX

£150,000
LEASEHOLD

This delightful ground floor apartment is situated within a short walk from the town centre and all its amenities, with good access to the surrounding countryside and many walks, including the Dorset Trailway, following the old railway line to Spetisbury. The property was built by 'George Wimpey' in 2005 and benefits from UPVC 'Georgian Bar' double glazed windows and Economy 10 heating via radiators. The apartment offers deceptively spacious accommodation with plenty of natural light. In brief, there is a main entrance hall leading to the apartment's own front door, which opens into a wide hallway with a storage cupboard and doors to all rooms. The lounge has plenty of space to accommodate a dining table and has a front aspect window. The kitchen also has enough room for a dining table and has a range of fitted units and some integrated appliances. Both bedrooms are of a double size and have fitted wardrobes. The bathroom has a white suite and shower over the bath. Outside there is an allocated parking space for one car. Viewing is highly recommended to fully appreciate the space this lovely home has to offer and see how it would lend itself to the new owner, be they a first time buyer, someone downsizing or as an investment.



CHAFFERS
ESTATE AGENTS

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Description:

A Security front door opens into the main entrance hall of the building. Ceiling lights. Electric heater and leads to the apartments front door, giving access to the Entrance Hall of the apartment. Ceiling light. Coved. Smoke detector. Entry phone system. Radiator. Central heating programmer. Power points. Storage cupboard with hooks and electrical consumer unit and meter. Cupboard housing electric economy 10 boiler. White panelled doors to all rooms. The Lounge has a front aspect window with attractive Georgian bar. and has Ceiling lights. Coving. Two radiators. Power, telephone and television points. The Kitchen/Dining Room has a High oblong window with Georgian bar to the rear elevation. Inset spot lights. Display/storage shelves. Radiator. Power points. Fitted with a range of floor cupboards with drawers and eye level cupboards. Good amount of wood effect work surfaces. Part tiled walls. One and half bowl stainless steel sink with drainer and mixer tap. Integrated washer/dryer. Built in electric oven and hob with extractor above. Space and plumbing for a slimline dishwasher. Space for fridge/freezer. Sufficient space for a dining table. Wood effect vinyl flooring. Bedroom One has a front aspect Window with attractive Georgian bar. Ceiling light. Radiator. Power and telephone points. Television connection. Fitted wardrobes with sliding doors, hanging rail and shelving unit. Bedroom Two has High window to rear aspect. Ceiling light. Radiator. Power, telephone and

television points. Fitted wardrobes with sliding doors, hanging rail and shelving unit. The Bathroom - Ceiling and inset spot lights. White suite consisting of low level WC with economy flush facility, bath with electric shower over and folding screen and a pedestal wash hand basin with tiled splash back and swan neck mixer tap. Radiator. Shaver point.

Local Information

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

Useful Information:

Services: Mains Water, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: B

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: C

Lease details:

130 years remaining

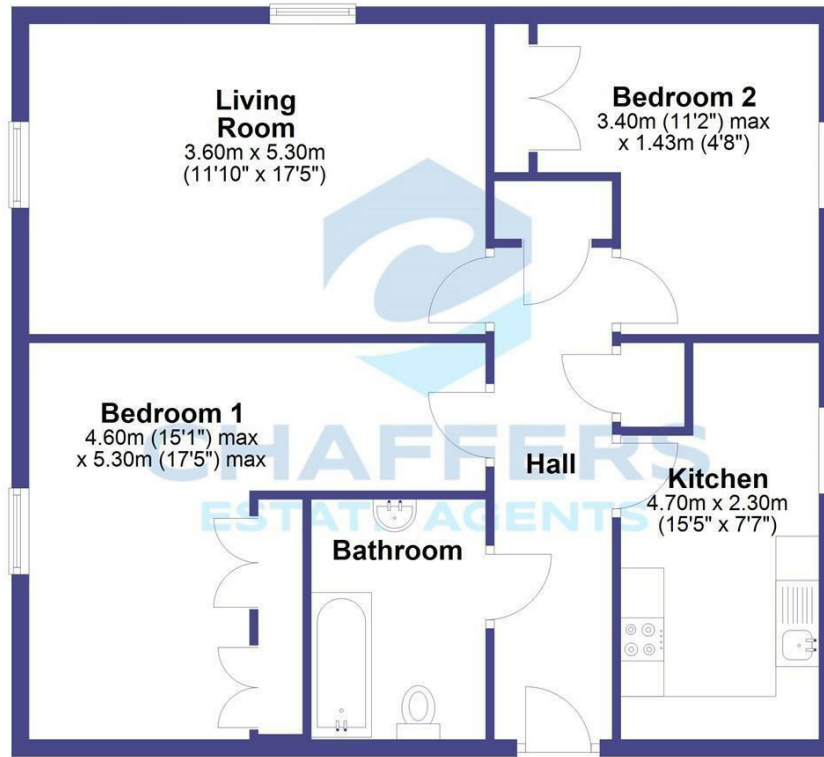
Service Charge - £1,189 per annum

Ground Rent - £86 every 6 months

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Second Floor



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	73
(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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