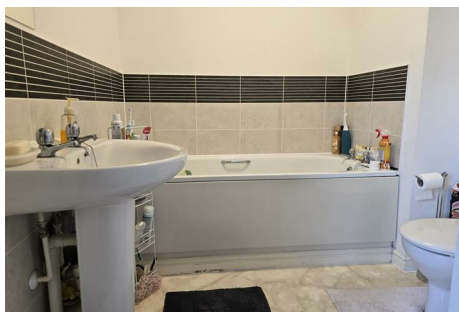




CHAFFERS
ESTATE AGENTS



4 Montebourg House Drovers

Sturminster Newton, DT10 1RA

A Splendid Light & Airy Two Bedroom First Floor Apartment with a Decent Sized Open Plan Sitting/Dining Room Enjoying Views Over the Town, a Master Bedroom with Walk in Wardrobe & En-Suite Shower Room & an Allocated Parking Space

Offers In Excess Of £175,000 Leasehold

Council Tax Band: B

4 Montebourg House Drovers

Sturminster Newton, DT10 1RA



- Communal Entrance With Security Phone Entry
- Entrance Hall
- Bathroom / W.C.
- Allocated Parking Car
- Stairs & Lift
- Lounge / Diner
- En Suite Shower / W.C.
- Internal Outer Hall
- Modern Kitchen
- PVCu Double Glazing

Description:

A Splendid Light & Airy Two Bedroom First Floor Apartment with a Decent Sized Open Plan Sitting/Dining Room Enjoying Views Over the Town, a Master Bedroom with Walk in Wardrobe & En-Suite Shower Room & an Allocated Parking Space. EPC Rating C

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principle 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, Banks, 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 a 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

8 miles and the A303 approx. 15 miles.

Communal Entrance Hall
Stairs and lift to all floors.

Entrance Hall
Intercom entry telephone. Telephone point. 2 Storage cupboards one of which houses the water tank. Radiator.

Open Plan Sitting / Dining Room
Lovely bright room with TV point. 2 Radiators. Door to

Kitchen
Good range of units comprising floor cupboards, wall cupboards and drawers. Worktops. 4 Ring hob with electric fan assisted oven under. Space and plumbing for washing machine. Sink and drainer unit with mixer tap. Built in washing machine. Fridge/freezer space.

Master Bedroom
Good sized room with radiator. Door to walk in

wardrobe. Door to Ensuite Shower Room. Modern white suite comprising shower cubicle, WC and wash hand basin. Extractor fan. Radiator.

Bedroom Two
Spacious room with radiator.

Bathroom
Modern white suite comprising bath, pedestal wash basin and low level WC. Radiator. Tiled walls. Extractor fan.

Outside
An allocated Parking Space is conveniently located in the rear courtyard.

Services
Mains water, drainage and electricity. 150 Year Lease commenced 2007



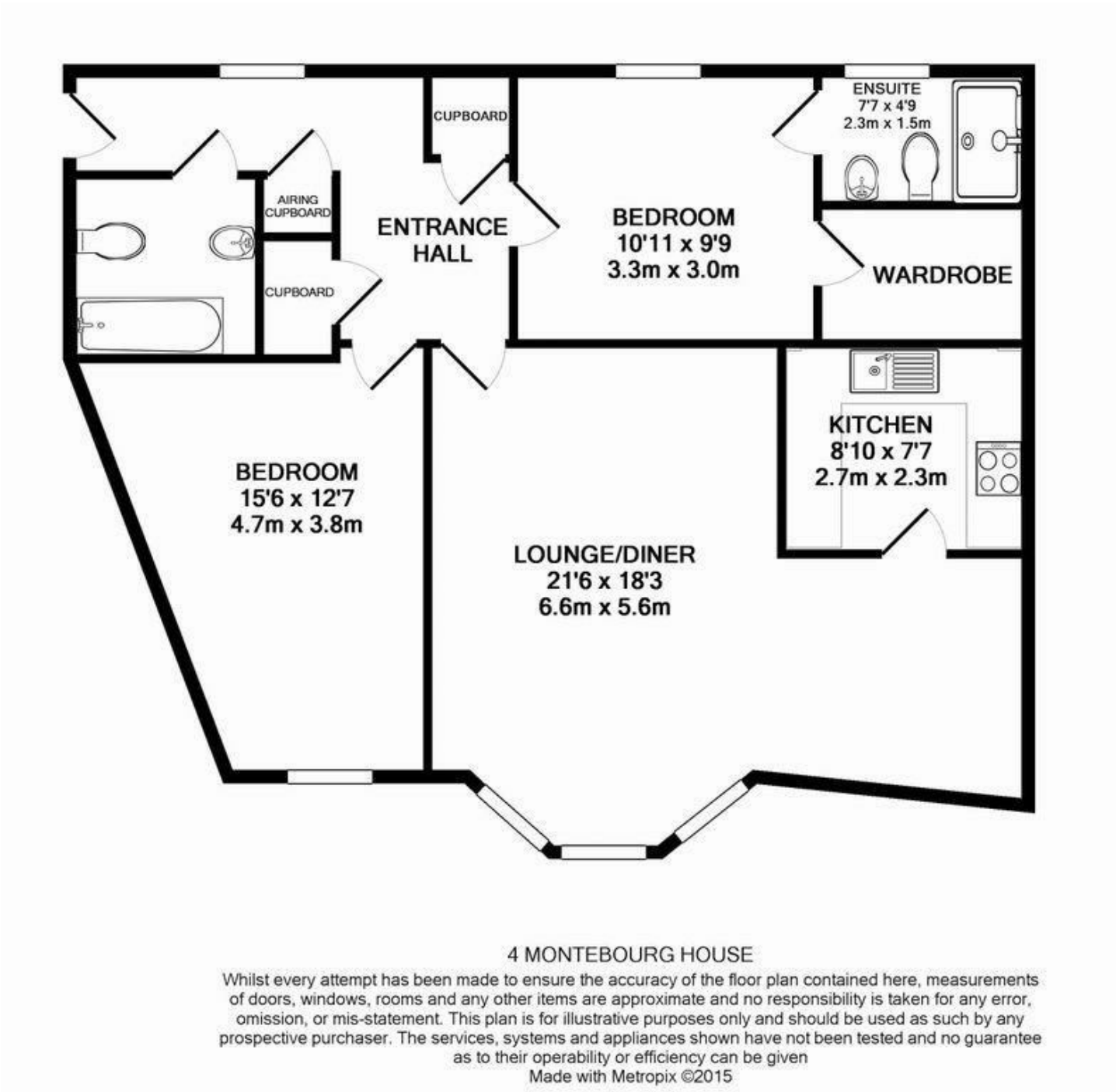
Directions

Postal Address: 4 Montebourg House, Drovers
Sturminster Newton, DT10 1RA What3Words:
///tasty.advantage.leap





Floor Plan: Not to scale ~ For identification purposes only.



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		85
(69-80) C	79	
(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