



CHAFFERS
ESTATE AGENTS



10 Old Orchard Close

Sturminster Newton, DT10 2HY

Welcome to Old Orchard Close in the charming village of Lydlinch, approximately 3 miles West of Sturminster Newton. This delightful ex-council semi-detached two bedroom chalet bungalow boasts spacious accommodation, garage and gardens. EPC Band:- E

Asking Price £250,000 Freehold

Council Tax Band: B

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- Scope to modernise
- Conservatory
- Ample Parking
- No Chain
- Ideal project
- Low Maintenance Garden
- Garage with Workshop
- Village Location

DESCRIPTION

Welcome to Old Orchard Close in the charming village of Lydlinch, which is situated on the River Lydden, approximately 3 miles West of Sturminster Newton. This delightful ex-council semi-detached chalet bungalow boasts two double bedrooms, a single garage and gardens. As you step inside, you will discover that the property offers spacious accommodation throughout, arranged over two floors and briefly comprises:- Entrance lobby with door to:- Entrance hall with doors to all rooms, night storage heater, stairs to the first floor and understairs cupboard; a double aspect lounge/dining room featuring a reclaimed stone fire place housing a wood burner, two night storage heaters and double doors opening onto the garden; a good sized kitchen fitted with a range of floor and wall units including space for cooker, space for fridge/freezer, plumbing for washing machine, airing cupboard and double glazed door to:- conservatory with double doors opening onto garden; to complete the layout on this floor is a wet room fitted with a white suite comprising low level WC, pedestal wash basin, electric shower and vinyl flooring.

The landing on the first floor leads to all three bedrooms and also provides access to the loft. Bedroom one benefits from mirror fronted double wardrobe, night storage heater and door to:- ensuite with WC and wash basin. Bedroom two has window to rear aspect and a night storage heater.

OUTSIDE

Double gates opening onto a concrete driveway. Fenced front and side garden which is paved for ease of maintenance with flower and shrub borders, trees, greenhouse, outside tap and outside light. An easy maintenance enclosed, fenced, paved rear garden edged with flower and shrub borders.

LOCATION

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.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

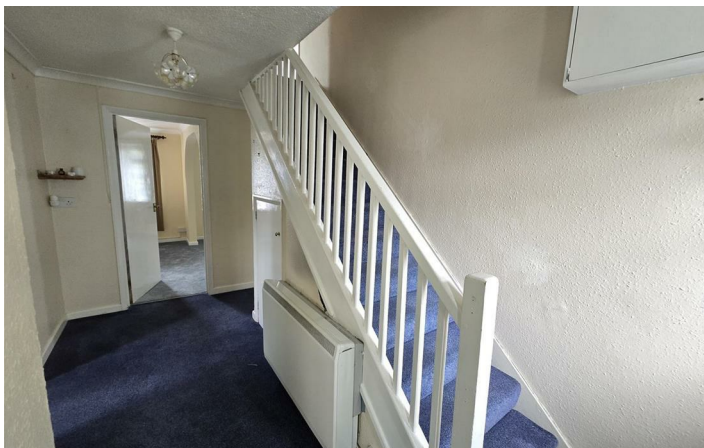
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E



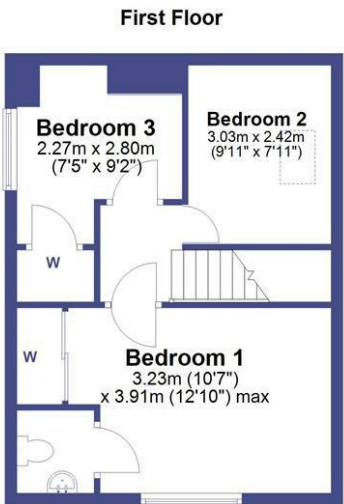
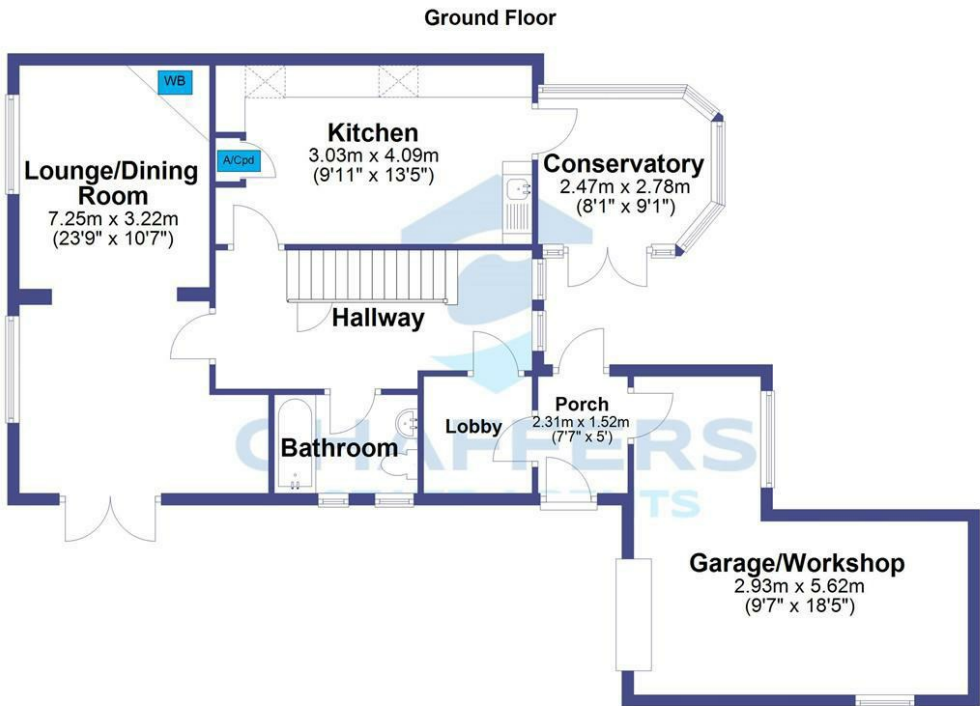
Directions

From our Sturminster Newton Office head turn left onto Market Place which soon becomes Bridge Street. Turn left onto Market Cross/B3092 and the after a short distance turn right onto Newton Hill/A357. Continue on this road for approx. 2.5 miles and then turn right onto Old Orchard Close.





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	88	
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC