



**CHAFFERS**  
**ESTATE AGENTS**



## 50 Barnes Close Sturminster Newton, DT10 1BN

We are pleased to offer this fantastic Two-bedroom bungalow located only a stone's throw from Sturminster Newton High Street. The property is entered into a porch with a door leading into the newly fitted kitchen with wall and base units, with a fitted sink with drainer, plumbing for appliances and an oven. Adjacent to the kitchen is the sitting room which has a window to the front aspect over looking the front communal gardens and patio doors opening into the rear garden which provides access straight into the rear of the garage.

**Asking Price £245,000 Freehold**

**Council Tax Band: B**

# 50 Barnes Close

## Sturminster Newton, DT10 1BN



- Garage with Electric Door
- Double Bedrooms
- Central position
- Modern Finish
- No Chain
- Secluded position
- Low Maintenance Garden

### Description:

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Through the sitting room is the rear hall which leads to both bedrooms, which are double bedrooms, and the freshly installed bathroom. The bathroom has a suite

comprising a bath with shower over, low-level WC, and hand wash basin.

Outside, the rear garden is laid to the patio. The garden offers very low maintenance but is a lovely space to enjoy some peace and quiet. There is a storage shed which could provide storage for garden furniture. The property also offers a very useful Garage with has an electric up and over door, power and lighting.

### 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.

### Agents Note

There is a £70.00 per annum fee to the BCRA (Barnes Close Residents Association) this covers the road maintenance and communal area mowing alongside general upkeep of the Barnes Close Area.



### Directions

50, Barnes Close Sturminster Newton, DT10 1BN  
What3words: ///plots.stood.amps



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

### Ground Floor



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	68	76
(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	