



CHAFFERS
ESTATE AGENTS



**40 Barnes Close
, Sturminster Newton, DT10 1BN**

Located within a stones throw of the town centre, offered with no forward chain and presenting a brilliant blank canvas. This privately located bungalow is ideal for those looking to downsize and be in the town.

**Asking Price £220,000 Freehold
Council Tax Band: A**



40 Barnes Close

, Sturminster Newton, DT10 1BN



- Conservatory
- Open Plan Kitchen
- Central Location
- Blank Canvas
- Walking distance of town
- No Onward Chain

Description:

We are pleased to offer this fantastic 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 open plan 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 patio doors opening into the conservatory with further access to the rear garden.

The kitchen hallway leads to the spacious double bedroom and has a boiled cupboard and storage cupboard. An internal lobby offers access to the shower room, conservatory and lounge.

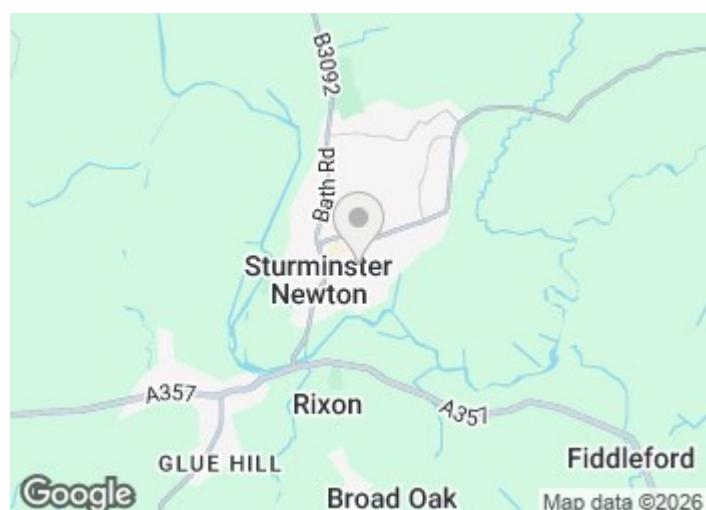
Outside the front is a communal garden but the flower beds immediately outside the bungalow are part of the property, the rear garden is relatively easy to maintain due to its size and provides a convenient gate onto Penny street.

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.



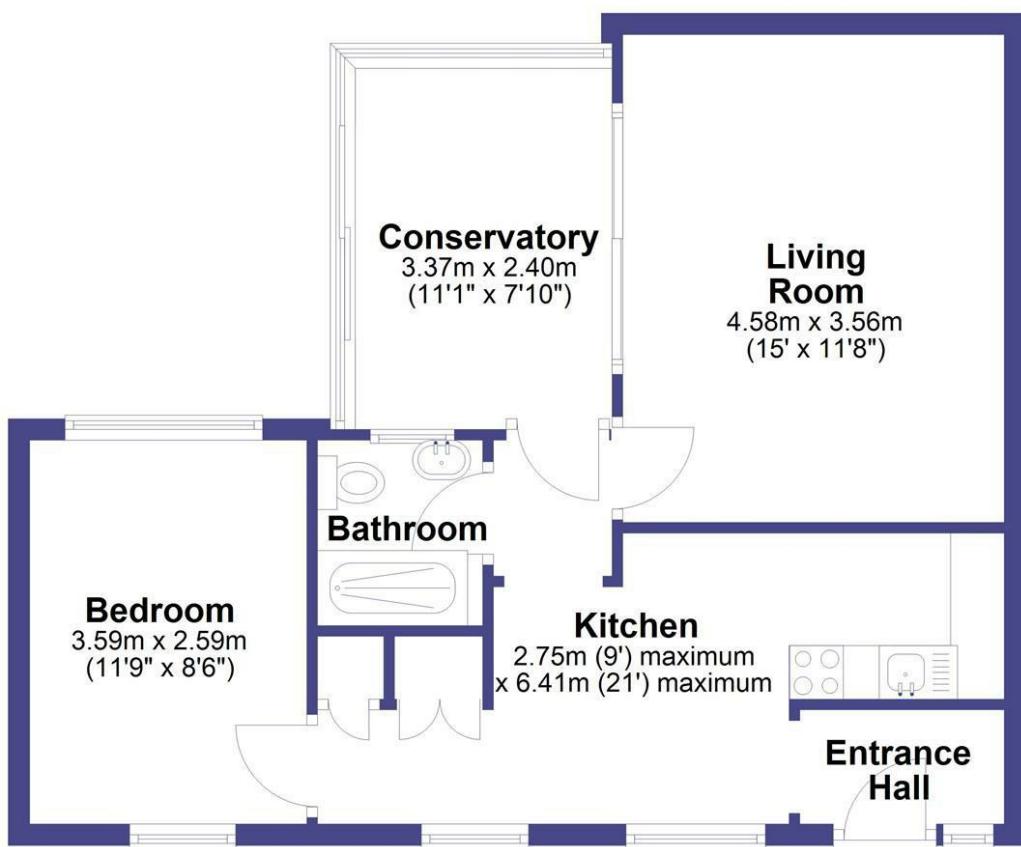
Directions

Address: 40, Barnes Close Sturminster Newton, DT10 1BN
What3Words: ///argued.directs.threaten



Floor Plan

Ground Floor



Total area: approx. 54.9 sq. metres (590.4 sq. feet)

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		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	