

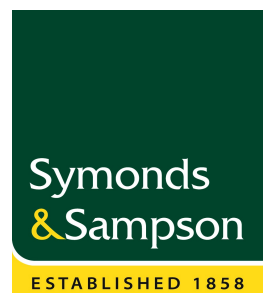


15 Montebourg House, Drovers, Sturminster Newton, Dorset

Council Tax Band: A EPC: B

A recently renovated first floor apartment with parking a short distance from the town centre.

Guide Price
£110,000
Leasehold



15 Montebourg House, Drovers, Sturminster Newton, Dorset, DT10 1RA

- First floor one bedroom flat
- Recently decorated throughout
 - Allocated parking space
- Modern building built in 2007
 - 150 year lease from 2007
- Easy access to town centre and amenities
 - Range of shops and services
 - Primary and secondary schools
- Footpaths and walks along The River Stour
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766

15 Montebourg House has recently undergone a programme of refurbishment and is presented in clean and fresh order. There is a communal hall with stairs to the first floor and number 15 is found off the first floor landing. On entering the flat the hall has two cloak cupboards and to the left is a bathroom with a bath, shower over, wash hand basin and WC. The kitchen, which is fitted with wall and base units, an oven with electric hob, fitted washing machine, and space for a fridge/freezer. There is a double bedroom and a good sized sitting / dining room. The property has one allocated parking space in the communal car park.

Situation

Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

Directions

From the Sturminster Newton office, proceed to the traffic lights on Bath Road, turning right down the hill where Montebourg House is in front of you. Peel off left into Drovers and immediately first right into the dedicated parking area for Montebourg House situated to the rear of the Building.

Outside

The property has one allocated parking space in the communal car park.

Drovers, Sturminster Newton

Approximate Area = 496 sq ft / 46.1 sq m
For identification only - Not to scale



Plan also produced in accordance with BSIC Property Measurement Standards (BSIC) Approved by the Royal Institution of Chartered Surveyors (RICS) and the National Association of Estate Agents (NAEA). Produced by Symonds & Sampson, 1007, 11/2024

Services

Mains water, electricity and drainage are connected. Electric heating.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: A

Lease Information

Length of Lease: 150 years from 2007 expires 31st December 2156
Service Charge: £1,742.70 for the period 1st January 2024 to 31st December 2024
Ground Rent: Jan to June 2024 – £106.36 paid every 6 months

Property Information

Broadband - Standard and superfast broadband is available.
Mobile phone network coverage is available inside and outside.
(Information from Ofcom <https://www.ofcom.org.uk>)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	89
(69-80) C			
(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	

GWB May 2024



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