



13 Honeymead Lane, Sturminster Newton, Dorset

A semi detached 1980's house with a south facing garden and a garage.

Council Tax Band: C EPC: C

Guide Price
£215,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

13 Honeymead Lane, Sturminster Newton, Dorset, DT10 1EW

- Semi detached 2 bedroom house
 - Some improvements required
 - South facing garden
- Garage & Parking with garden gate access
- Easy access to town centre and shops
 - Easy walking to various schools
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766

A semi detached 1980's house with a south facing garden and a garage.

The house has been kept well but now requires some improvements. It is approached over a small front garden path. The kitchen to the front of the property has a range of wall and floor units with space for the usual appliances.

At the back is a good sitting room leading to the south facing garden through a glass garden door. Stairs rise from the sitting room to a good landing with the bathroom adjacent. The two bedrooms both have built in wardrobes and bedroom 1 overlooks the garden to the rear.

The garden has a south facing aspect with a patio area immediately outside the sitting room and then leads onto a mainly level lawn area with a border containing flowers and shrubs below the walled boundary. A gate leads to the parking area and single garage. A useful shed remains.

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, visiting banks, cafes, pubs, 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).

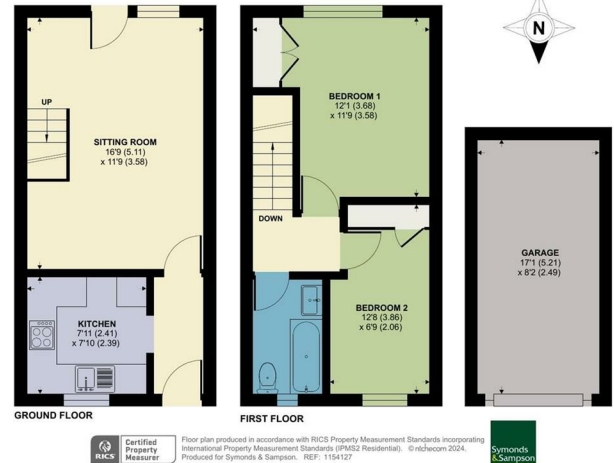
Honeymead Lane, Sturminster Newton

Approximate Area = 596 sq ft / 55.3 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©redbeacon 2024. Produced for Symonds & Sampson. REF: 1154127



Directions

From the Sturminster Newton office in Market Place, proceed onto Bath Road towards Marnhull. Turn right onto Honeymead Lane at the High School junction and go down the hill with No13 being on the right hand side on the corner of Badgers Way.

Services

Mains gas is connected. Main water and drainage and electricity. Gas fired central heating.

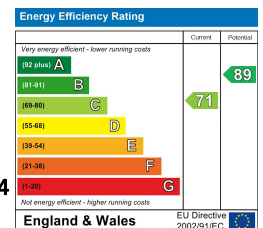
Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: C

Property Information

Broadband - Standard and ultrafast broadband is available. Mobile phone network coverage is likely with EE & O2 inside and likely outside.

(Information from Ofcom <https://www.ofcom.org.uk>)



WT July 2024



01258 473766

Agriculture House Market Place
Sturminster Newton
Dorset
DT10 1AR

sturminster@symondsandsampson.co.uk

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