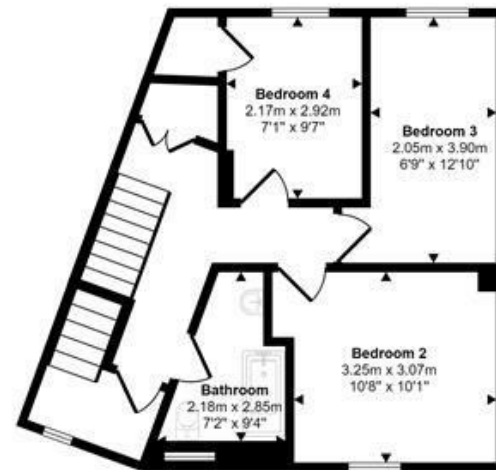
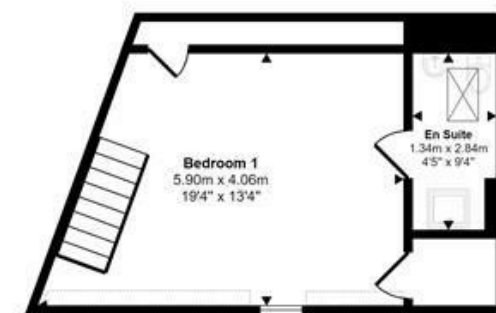




Ground Floor
Approx 45 sq m / 484 sq ft



First Floor
Approx 46 sq m / 494 sq ft



Second Floor
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Drovers
Sturminster Newton

Asking Price
£250,000

A wonderful opportunity to purchase a mid terraced townhouse with four good sized bedrooms, presented to the market with the bonus of no onward chain and boasting an ideal location, just a few strides to the town centre. The property is situated in the market town of Sturminster Newton, which has a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The property is about twenty two years old and benefits from gas fired central heating, uPVC double glazing with some windows having an attractive Georgian style bar and provides well proportioned rooms that offer comfortable accommodation with the option to update and change to one's own taste and style. The interior has an easy to use layout that will certainly appeal to many types of buyers - a fabulous first family home, as a downsized in one's leisure years with the closeness of the town's amenities or even as a lock up and leave UK base with the easy to maintain garden. It would also lend itself as a great investment for the rental market. A viewing is absolutely necessary to really appreciate the size and layout of the rooms as well at the property's position. An early viewing is urged so as not to miss out on the chance to be the next owner.

The accommodation is arranged over three floor with a good sized welcoming entrance hall, sitting room, combined kitchen and dining room plus a cloakroom on the ground floor. On the first floor there is the family bathroom, two single bedrooms and a double bedroom. On the second floor there is the main bedroom with en-suite shower room. Outside there is an easy to maintain garden with gate leading out to the carport.

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Dorset
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	78	
(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	



ACCOMMODATION

Ground Floor

Entrance Hall

Panelled front door with inset glass panes and peephole opens into a good sized welcoming entrance hall. Ceiling lights. Coved. Coat hooks. Central heating thermostat. Radiator. Power and telephone points. Stairs rising to the first floor and white panelled doors to all rooms.

Sitting Room

Part glazed double doors with windows to either side opening out to the rear garden. Ceiling lights. Coved. Radiator. Power, telephone and television points. Door to the under stairs cupboard.

Kitchen/Dining Room

Window to the front aspect. Recessed ceiling lights. Wall mounted gas fired central heating boiler. Power points. Fitted with a range of light wood grain effect kitchen units consisting of floor cupboards with drawers and eye level cupboards with open ended display shelves. Good amount of work surfaces, tiled splash back and one and half bowl stainless steel sink and drainer with mono tap. Built in electric oven and gas hob with extractor hood above. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Tiled floor.

Cloakroom

Ceiling light. Extractor fan. Radiator. Fitted with a low level WC with dual flush facility and corner pedestal wash hand basin with tiled splash back. Wood effect laminate flooring.

First Floor

Landing

Stair rise up to a galleried landing. Ceiling lights. Smoke detector. Radiator. Power point. Airing cupboard housing the hot water cylinder and central heating programmer. White panelled doors to the inner landing, bathroom and bedrooms.

Bedroom Two

Window with outlook to the front enjoying a view over roof tops to woodland and countryside in the distance. Ceiling light. Radiator. Power, telephone and television points.

Bedroom Three

Window to the rear. Ceiling light. Radiator. Power and television points.

Bedroom Four

Window with view over the rear garden. Ceiling light. Radiator. Power, telephone and television points. Built in cupboard.

Family Bathroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Part tiled walls. Radiator. Fitted with a suite consisting of low level WC with dual flush facility, bath with mains shower over and full height tiling to the surrounding walls and pedestal wash hand basin with mono tap and shaver socket to the side. Tiled floor.

Second Floor

Bedroom One

From the first floor landing there is a door to the inner landing with window to the front and stairs rising to the galleried bedroom. Skylight to the front aspect. Ceiling lights. Smoke detector. Radiator. Power and television points. Access to eaves storage. Large storage cupboard. White panelled door to the:-

En-Suite Shower Room

Skylight to the rear elevation. Recessed ceiling lights. Extractor fan. Part tiled walls. Radiator. Useful tiled shelf. Fitted with a suite consisting of pedestal wash hand basin with mono tap, low level WC with dual flush facility and large shower cubicle with sliding door and mains shower. Tiled floor.

Outside

Garden

The rear garden is laid to paved seating area to the back of the house where there is also an outside tap with the remaining laid to lawn and central curving path that leads out to the carport.

Carport

The carport is immediately to the left of the garden gate.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From the Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers where the property will be found on the left hand side on turning. Postcode DT10 1QZ



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.