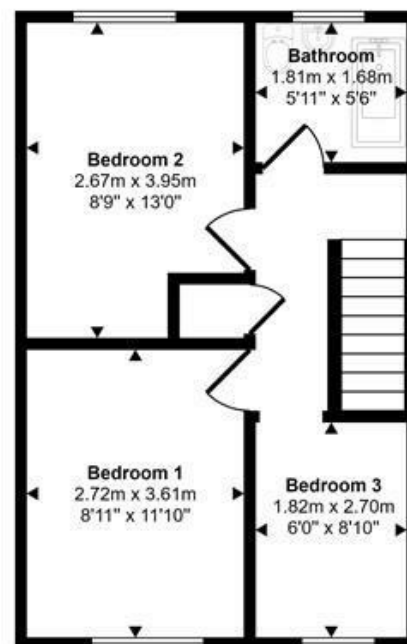


Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 36 sq m / 386 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Townsend Green
Henstridge

Guide Price
£259,000

A wonderful opportunity to purchase a delightful semi detached three bedroom home, which offers well laid out and contemporary accommodation with views over the adjoining countryside and presented to the market with the bonus of no onward chain. The property is set back from the road, in a small quiet cul de sac and within walking distance to the village centre. The property is located on the fringe of the popular Somerset village of Henstridge, which boasts a local shop with post office, two public houses, both serving food, a highly rated primary school and a church. The village also has good communication links with the A30 being close by providing easy access to Shaftesbury and Sherborne plus a mainline train station just three miles away at Templecombe. The property has been a much loved home to our seller for the last eleven years. During this time it has been very well maintained and improved with new uPVC windows and doors in 2021 and the heating has been upgraded to individually, thematically controlled electric radiators on the ground floor. The garden has also been landscaped for easy maintenance and provides a pleasing and private outside space. This lovely property offers a great first time buy or first time family home as well as fulfilling many other needs. A viewing is urged to really see what this home provides.

The accommodation consists of entrance hall, sitting room, which opens into the dining area and kitchen that is fitted with a range of storage cupboards and space for appliances. On the first floor there is the bathroom and three good sized bedrooms. Outside, there is parking for two cars, garage with light and power plus garden that is landscaped for easy maintenance.



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed uPVC front door opens into the entrance hall with frosted glazed window to the side elevation. Ceiling light. Electrical consumer unit. Coved. Wall mounted electric individually controlled heater. Power and telephone points. Wood effect laminate flooring. Stairs rising to the first floor and opening to the:-

Sitting Room

Opaque glazed bay window to the front aspect. Ceiling light. Coved. Power and telephone points. Door to the understairs cupboard. Wood effect laminate flooring. Opens to the:-

Dining Area

Double doors opening to the rear garden. Ceiling light. Coved. Individually controlled electric heater. Power points. Wood effect laminate flooring. Opens into the:-

Kitchen Area

Window with tiled sill overlooking the rear garden. Ceiling light. Power points. Fitted with a range of kitchen units consisting of floor cupboards, separate drawer unit eye level cupboards. Wood work surfaces with tiled splash back and one and half bowl ceramic sink and drainer with swan neck mixer tap. Space and plumbing for a slimline dishwasher and washing machine. Space for a fridge/freezer and range style cooker. Wood effect laminate flooring.

First Floor

Landing

Stairs rise to a galleried landing. Ceiling light. Smoke detector. Access to the loft space with drop down ladder, light and part boarded. Power point. Airing cupboard housing the hot water cylinder and fitted with a slatted shelf.

Bedroom One

Window to the front with partial countryside view. Ceiling light. Power points.

Bedroom Two

Window to the rear with countryside view. Ceiling light. Power points.

Bedroom Three

Window to the front aspect with partial rural view. Ceiling light. Wall mounted electric heater. Power points.

Bathroom

Frosted glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Chrome heated

towel rail. Wall mounted mirror. Fitted with a suite consisting of low level WC with mirror fronted bathroom cabinet above, pedestal wash hand basin with swan neck mixer tap and bath with mains shower over and full height tiling to the surrounding walls. Ceramic tile effect vinyl flooring.

Outside

Garage and Drive

The property is approached from the road onto a private drive for the small cul de sac and leads to the parking for the property. There is space to park two cars in front of the garage. The garage has an up and over door, fitted with light and power plus door opening to the rear garden.

Rear Garden

The garden has been landscaped for easy maintenance and is laid to block paving and stone chippings. There is also an electrical power point and water tap. The garden is enclosed by timber fencing and post and rail.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
uPVC Double Glazing
Partial Electric Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through the first calming system and turn left. Follow the road round. The property will be found on the left hand side set back off the road in a small cul de sac. Postcode BA8 0TS



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.