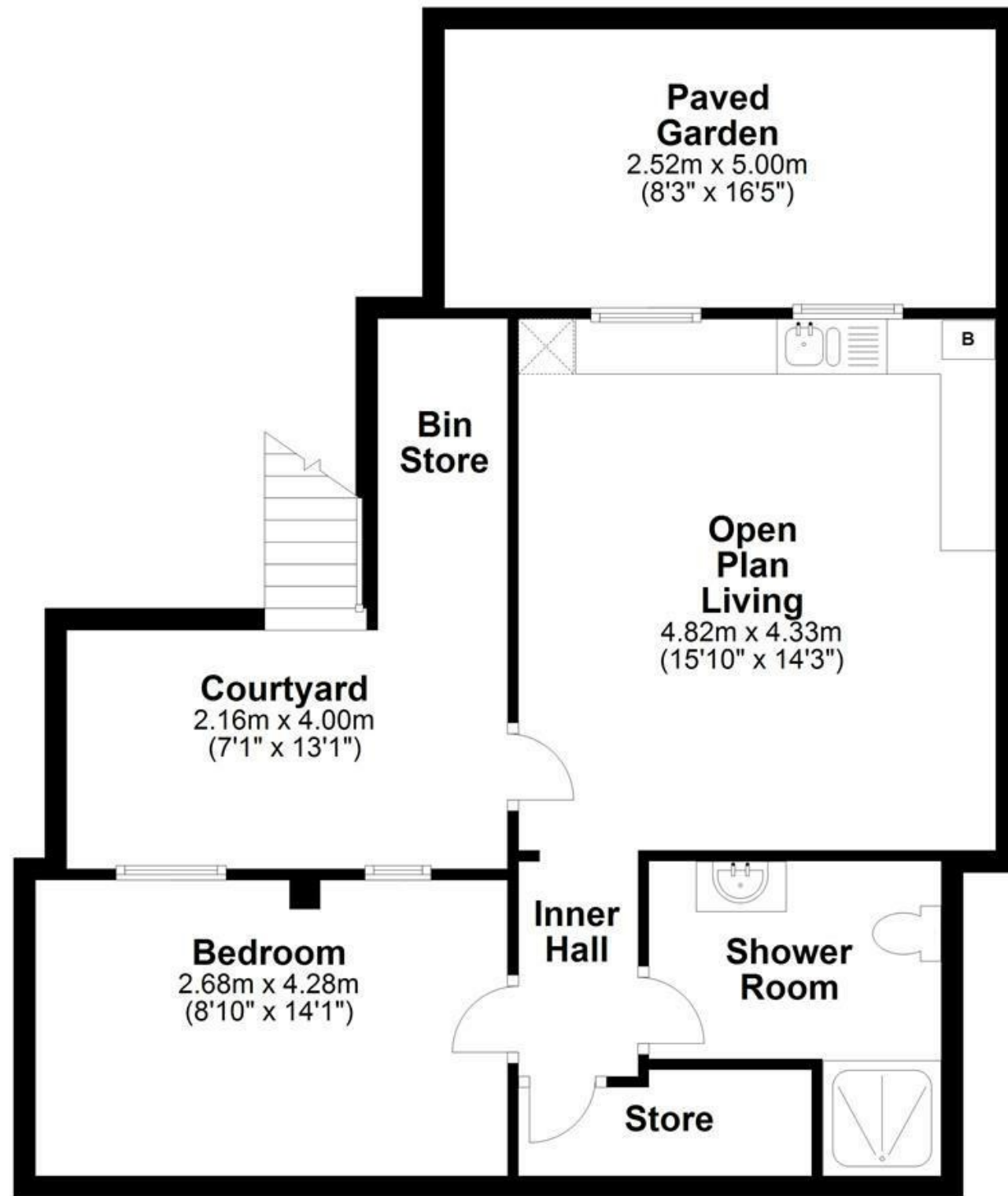


## Floor Plan

Approx. 70.0 sq. metres (753.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 sq. feet)

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			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Bridge Street  
Sturminster Newton

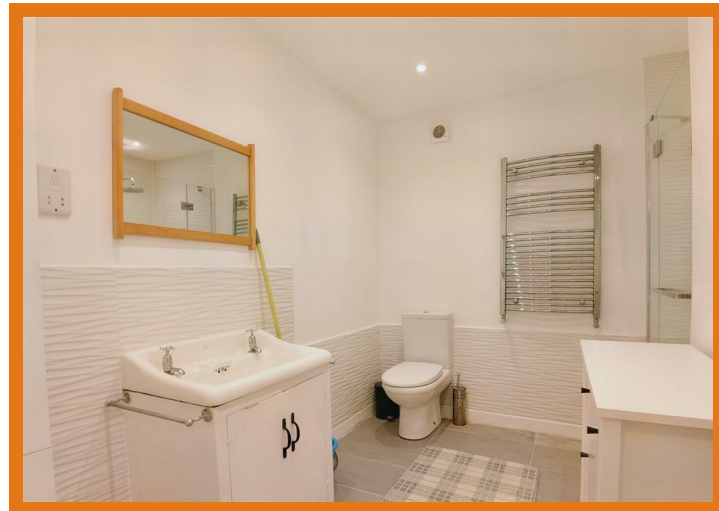
£130,000

A fabulous chance to get a foot on the first run of the property ladder with this charming ground floor apartment that boasts excellent outdoor space, contemporary open plan living and a double bedroom. The apartment is presented to the market with the bonus of no onward chain and enjoys a town centre location just a few strides from the high street. Sturminster Newton caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, school for all ages and a variety of entertainment venues. The apartment benefits from gas fired central heating from a combination boiler to radiators and uPVC double glazing. There is the potential to purchase the shop, which fronts Bridge Street, if a purchaser is looking to combine a business and home venture. The store cupboard could be opened up to provide the connection access from the apartment to the shop. This delightful apartment would make a great first time home, lock up and leave UK base or investment for the rental market. A viewing is essential to fully appreciate both the internal and external space as well as the location. An early viewing is essential to avoid missing out on the opportunity of owning this great home.

In brief, the inside accommodation consists of open plan living space with kitchen area fitted with cupboards and built in oven and hob and an inner hall with doors to the bedroom and bathroom. There is also a large walk in store. Outside there are two areas - a paved courtyard on level with the apartment and paved garden level with the open plan living space windows.

Energy Efficiency Rating C - Council Tax Band A - Leasehold





**ACCOMMODATION**

**Inside**

**Open Plan Living Space**

From the passage a timber gate opens to a communal space with steps leading down to the apartment's front door. This opens into a good sized open plan living space with two window at the garden level. Recessed ceiling lights. Smoke detector. Wall mounted electrical consumer unit. Wall mounted combination gas fired central heating boiler and programmer. Two radiator. Power and television points. Kitchen area - Fitted with a range of farmhouse style units consisting of floor cupboards with drawers and open ended display shelves plus eye level cupboards. Good amount of wood effect work surfaces. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Built in electric oven and ceramic hob with extractor hood over. Space for a fridge/freezer. Space and plumbing for a washing machine. Wood effect flooring with inset coir

matting by the front door. Opens to the:-

**Inner Hall**

Ceiling light. Smoke detector. Central heating thermostat. Door to large walk in store cupboard (this has the potential to become the entrance to the front shop, if required). Wood effect flooring. White panelled doors to the shower room and to the:-

**Bedroom**

Two windows to the front overlooking the courtyard. Ceiling light. Two radiators. Power points.

**Shower Room**

Recessed ceiling lights. Extractor fan. Heating thermostat. Shaver socket. Wall mounted chrome heated towel rail. Fitted with a suite consisting of vanity style wash hand basin with tiled splash back, low level WC with dual flush facility and large walk in tiled shower cubicle with main shower and monsoon shower head. Tiled floor with heating under.

**Outside**

**Courtyard and Paved Garden**

Immediately outside of the apartment there is a paved courtyard with space to store bins etc underneath the stairs, which rise to the first floor apartment. Steps rise to a communal path with the paved garden lying to the right hand side. This area enjoys a good degree of sunshine and is enclosed on three sides by timber/brick wall fencing.

**Important Information**

Term of Lease.....	999 years
Ground Rent.....	£120 per annum
Service Charge.....	£1200 per annum

**Directions**

**From Sturminster Newton Office**

Turn left out of the office and proceed onto Bridge Street. At the end of the road turn left on Church Lane. Continue along until the road forks and turn left. Go through the fence into the garden of the property. Postcode DT10 1AP

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.