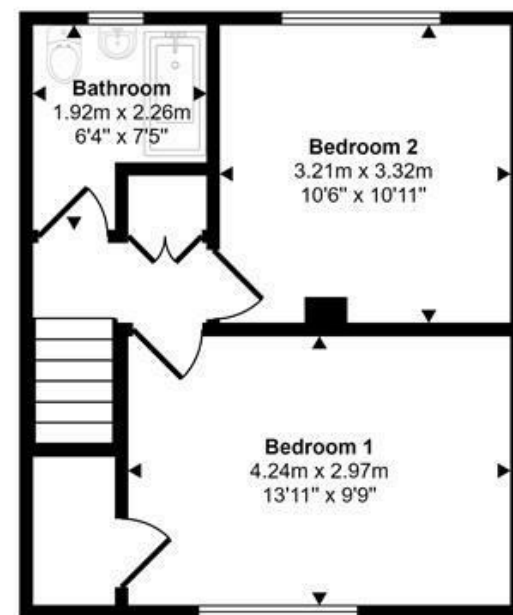


Ground Floor
Approx 34 sq m / 367 sq ft

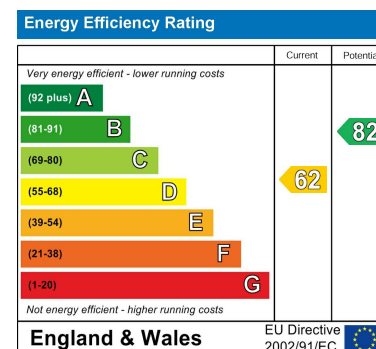


First Floor
Approx 34 sq m / 366 sq ft

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.

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Summerfields
Henstridge

Guide Price
£199,950

A wonderful opportunity to purchase a delightful mid terraced house with two double bedrooms, offered for sale with no onward chain and situated in a quiet street of the popular Somerset village of Henstridge. The village boasts a village shop with post office, church and primary school plus a public house and village hall with recreational ground that hosts many events. 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 recently been renovated and is ready for the next owner to move in and enjoy.

This property must be viewed to truly appreciate the well laid out and roomy accommodation and how it lends itself to a great many potential buyers needs. A fabulous first time buy, a great lock up and leave UK base or investment for the rental market, as well as fulfilling many other criteria.

In brief, the ground floor accommodation consists of bright and welcoming entrance hall, sitting room overlooking the front garden and with a feature fireplace and large combined kitchen and dining room with outlook over the rear garden. On the first floor there is the bathroom and two double bedrooms. Outside, there are front and rear gardens and an allocated parking space. DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

uPVC front door with inset arched glass pane and peephole opens into the entrance hall with window to the front. Ceiling light. Smoke detector. High level cupboard housing the electrics. Individually controlled electric radiator. Wood effect flooring. Stairs rising to the first floor with cupboard under, opening to the kitchen/dining room and paned glass door to the:-

Sitting Room

Window overlooking the front garden. Ceiling light with decorative rose. Ornate coving. Individually controlled electric radiator. Power points. Feature fireplace with timber surround. Wood effect flooring.

Kitchen/Dining Room

Part glazed door with window to the side opening to the rear garden and large window with view over the rear garden. Ceiling lights. Coved. Individually controlled electric radiator. Power points. Breakfast bar. Kitchen area fitted with a range of soft closing floor cupboards, separate drawer unit with cutlery and deep pan drawers, bottle store and eye level cupboards. Work surface with tiled splash back and one and half stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine. Space for a fridge/freezer. Built in electric oven and ceramic hob with extractor hood above. Wood effect flooring.

First Floor

Landing

Ceiling light. Smoke detector. Power point. Double louvre doors to the airing cupboard housing the hot water cylinder. White panelled doors to all rooms.

Bedroom One

Window with outlook to the front over roof tops. Ceiling light. Coved. Individually controlled electric radiator. Power points. Walk in over stairs storage cupboard.

Bedroom Two

Window with view over the rear garden. Ceiling light. Coved. Individually controlled electric radiator. Power points.

Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Coved. Chrome heated towel rail. Fitted with a suite consisting of WC, wall mounted wash hand basin and bath with wood panelled side, full height tiling to the surrounding walls and electric shower over.

Outside

Parking and Garden

There is an allocated parking space on the left hand side on turning into Summerfields. It is the first one of the three spaces. The front of the property faces onto Blackmore lane with a pedestrian path leading from the parking area, which leads to the main entrance. The front garden is laid to lawn with a mature tree and shrub beds. The rear garden is partly laid to gravel and lawn with a concrete path leading to the gate, which opens to a further path to the parking. The garden is a blank canvas for one's own design. There is also a brick built shed with light and power.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
uPVC Double Glazing
Individually Controlled Electric Radiators - Elnur Gabarron
Mains Drainage
Freehold
No Onward Chain

Directions

From the A30

At the Henstridge crossroads (B3092) by the Virginia Ash Inn turn into the village passing the village hall on your right. Go past the Bird in Hand public house and take the next turn left into Blackmore Lane. The property will be found a short distance on the left hand side. BA8 0SZ



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.