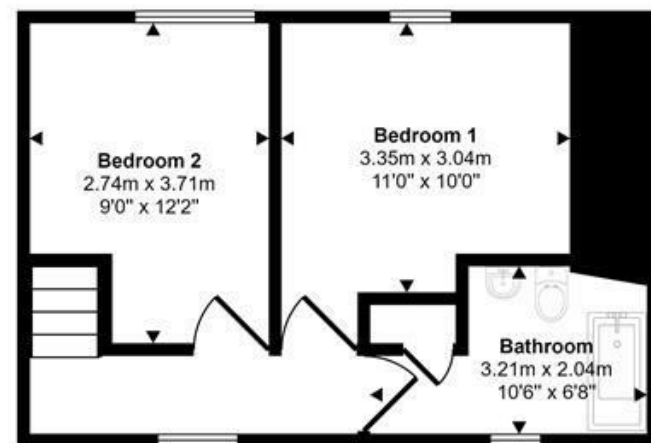


Ground Floor
Approx 45 sq m / 486 sq ft

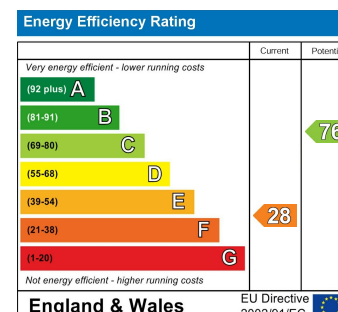


First Floor
Approx 35 sq m / 373 sq ft

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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Salisbury Street
Sturminster Newton

Guide Price
£250,000

A great opportunity to purchase this delightful, mid terraced, stone cottage situated on the fringe of the popular and well served village of Marnhull. The village offers day to day facilities including two convenience stores, post office, hairdresser, doctors' surgery with pharmacy and two public houses.

We estimate the cottage dates back to the 1850's, built from local stone and would have been a workers cottage. It has been in the current vendors ownership since 2000 and has been a successful rental home for ten years. Within the last 18 months the house has undergone extensive refurbishment which include being re-wired, re-plumbed, a new bathroom, new kitchen including under floor heating, new electric radiators and cosmetic decoration throughout. The cottage sits away from the road and is approached through a front courtyard, to the rear there is a good sized garden. There is double glazing throughout. A viewing is a must to truly appreciate just how this home suits a variety of criteria - from full time home, weekend retreat or lock up and leave UK base.

In brief, the ground floor accommodation consists of a recently renovated kitchen, spacious sitting/dining room with double aspect and inglenook fireplace. Door leading out to the rear garden. On the first floor there is a newly fitted bathroom and two good sized bedrooms.



Important Information

Council Tax Band - B
 No onward Chain
 Mains Drainage
 Electric Heating via individual
 'Electrod' heaters

Living / Dining Room

Entering from the front courtyard through a double glazed front door. Double aspect UPVC windows. Carpet throughout. Inglenook fireplace with wood burner and stone surround. Wooden beams. Two individually controlled 'Electrorad' radiators. Double glazed door leading to the rear garden. Stairs leading to the landing.

Kitchen

Recently updated . Tiled floor. Under floor electric heating. Window facing the front courtyard. High ceiling with Velux window and beams. One and a half bowl porcelain sink with mixer tap. Space for electric oven,

fridge/freezer and washing machine. Wood effect laminate worktop. Tiled splashback.

Bedroom Two

Double bedroom with window onto the rear. Electric radiator. Sockets. Wooden doors.

Bedroom One

Double bedroom with window facing the rear. Carpeted. Radiator.

Bathroom

Recently updated. Floor to ceiling marble tiles. WC. Sink. Bath with over head shower. Glass shower door. Obscured window. Radiator. Airing cupboard housing the hot water cylinder.

Important Information

No Onward Chain
 Mains drainage
 Electric heating via indivially controlled radiators
 Re-wired in the last 18 months
 EPC- F
 Council tax band- B

Directions

From the Sturminster Newton Office-
 Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull continue forward passing the church and the Crown Inn on your left. Go past the turning for Stoneylawn on the right and a short distance afterwards the cottage will be found on the left hand side with a parking layby opposite.

There is no allocated parking for the property however, parking can be found on a first come first served basis in the layby opposite. There may be an option to rent a parking space nearby, please call the office for more information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.