

Total area: approx. 73.0 sq. metres (785.8 sq. feet)



Rixon  
Sturminster Newton

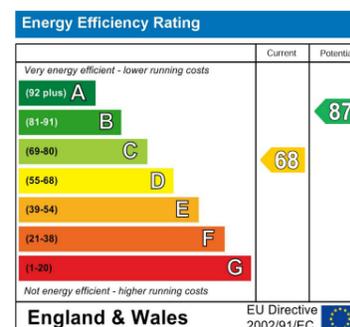
Asking Price  
£265,000

A fabulous terraced home that offers in excess of 785 Sq. Ft (73 Sq. M) of living space with two good sized bedrooms, presented to the market with no onward chain and ideally located close to some wonderful walks, including the Trailway and just a short distance to the town centre. Sturminster Newton caters well for everyday needs with a selection of independent shops and chain stores, doctor and dentist surgeries as well as a range of entertainment venues. Schooling for all ages is also within easy reach. We believe that the property was built in 1990 and has been a much loved and enjoyed home for the last eighteen years. During this time it has been exceedingly well cared for and is offered for sale in excellent order with the choice to update to one's own taste and choice as and when required. The property also benefits from uPVC double glazing throughout and has gas fired central heating from a combination boiler to radiators. This lovely home would make an excellent first time home, first time family home or even as a downsize in one's leisure years. A viewing is absolutely vital to truly appreciate what lies beyond the frontage with the bright and easy to use spacious layout. An early viewing is urged to avoid missing out on the chance to be the next owner.

In brief, the ground floor accommodation consists of useful porch, good sized sitting room and combined kitchen and dining room fitted with plenty of storage cupboards. On the first floor there is the bathroom and two bedrooms, the main being of an excellent size with built in wardrobes. Outside there is a garage, parking and front and rear gardens. DRAFT DETAILS

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## ACCOMMODATION

### Ground Floor

#### Porch

uPVC glazed front door opens into a useful porch. Ceiling light. Electrical consumer unit. Coat hooks. Glazed door opens to the:-

#### Sitting Room

3.51m" x 5.94m" (11'6" x 19'6")  
Window overlooking the front garden. Ceiling lights. Smoke detector. Radiator. Dado rail. Power, telephone and television points. Stairs rising to the first floor with recess under. White panelled door to the:-

#### Kitchen/Dining Room

3.43m" x 3.84m" (11'3" x 12'7")  
Obscured glazed door opening to the rear garden. Window with tiled sill overlooking the rear garden. Ceiling light. Radiator. Power points. Wall mounted combination gas fired central heating boiler. Fitted with a range of modern wood grain effect kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Good amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine. Space for fridge/freezer. Built in electric oven and gas hob with extractor hood over. Storage cupboard fitted with shelves. Tiled floor.

### First Floor

#### Landing

Ceiling light. Smoke detector. Access to the loft space. White panelled doors to all rooms.

#### Bedroom One

3.51m" x 5.89m" (11'6" x 19'4")  
Measurement into wardrobes - Window to the front with views over treetops to the hills. Ceiling light. Radiator. Power and television points. Fitted wardrobes with hanging rails and shelves.

#### Bedroom Two

3.43m" x 1.88m" (11'3" x 6'2")  
Window overlooking the rear garden. Ceiling light. Radiator. Power and television points.

#### Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Radiator. Fitted with a suite consisting of pedestal wash hand basin with tiled splash back and mirror fronted bathroom cabinet over, low level WC with economy flush facility and bath with shower over and full height tiling to surrounding walls. Linen cupboard fitted with shelves. Tiled floor.

### Outside

#### Garage

5.69m" x 3.05m (18'8" x 10')  
Good sized single garage with up and over door, light and power. Parking for one car in front.

#### Gardens

The property is approached from the road via a wrought iron gate opening to a path leading to the front door. To one side there is a flower border, the other side is laid to lawn. The rear garden is partly laid to lawn bordered by a shrub and flower bed and paved path with gate leading out to the garage and parking. At the top of the garden there is a paved seating area.

### Useful Information

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

### Directions

#### From the Sturminster Newton Office

At the traffic lights turn onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. The property will be found on the left hand side opposite the turning to Friars Moor. Postcode DT10 1BQ



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