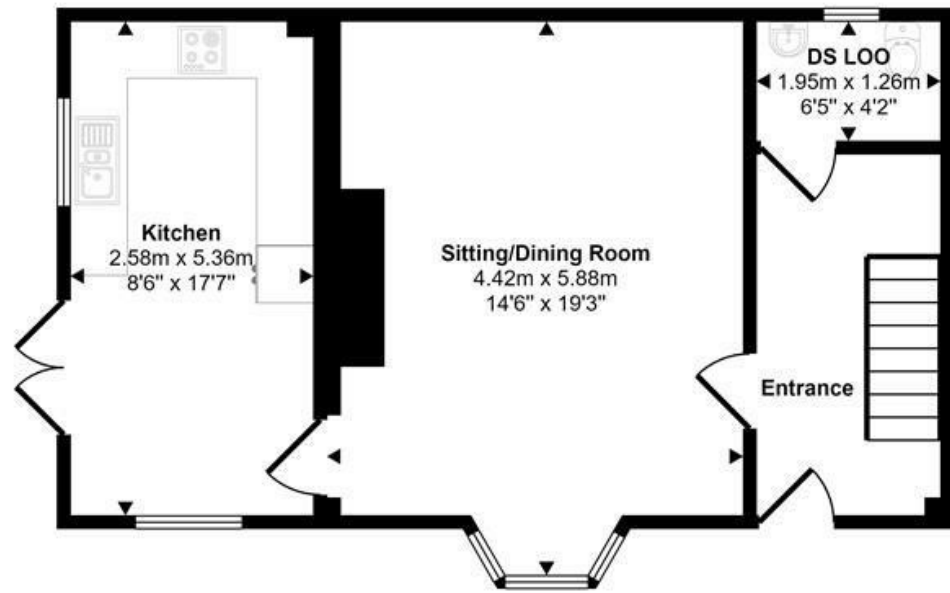
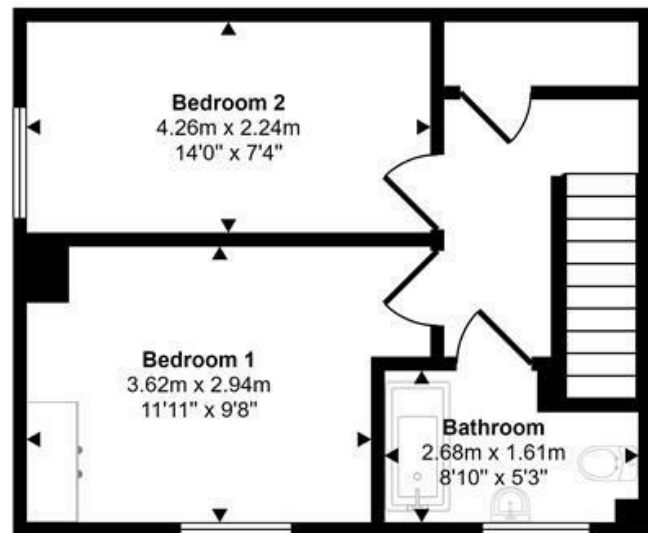


Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 50 sq m / 535 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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Market Place
Sturminster Newton

Guide Price
£280,000

An attractive semi detached modern cottage style home with two double bedrooms, presented to the market with the advantage of no onward chain and ideally located just a short stroll to all the facilities that the town has to offer. The property boasts a tucked away position the heart of the market town of Sturminster Newton, which provides a range of independent shops, chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues. The property is about nineteen years old and offered for sale in good condition with the option to update to one's own taste, as and when required. Over recent years the property has benefited from new windows (2019 - Bay window replaced in 2020) New front door (2020) patio doors (2024) and new gas boiler (2023). This lovely home offers spacious accommodation arranged over two floors and will certainly satisfy the requirements of many potential buyers. It would make a perfect downsize for those in their leisure years being so close to the town centre, a fantastic retreat from a hectic working week with its quiet location as well as fulfilling many other requirements. The property needs to be viewed to really appreciate the easy to use layout, the size of the accommodation and its location - close to the town and with plenty of country and riverside walks on the doorstep.

In brief, the ground floor accommodation consists of welcoming entrance hall, bright and spacious sitting room with feature fireplace leading to the kitchen/dining room. French doors leading to the side garden. On the first floor there is the bathroom and two double bedrooms. Outside there is a wrap around garden.

Energy Efficiency Rating D - Council Tax Band C - Freehold



Entrance Hall

Part glazed door opens into a welcoming entrance hall. Electrical consumer unit. Radiator. Power and telephone points. Laminate flooring. Downstairs WC.

Downstairs WC

1.95 x 1.26 (6'4" x 4'1")
Glazed window. WC and hand basin.

Sitting/Dining Room

4.42 x 5.88 (14'6" x 19'3")
Bay window overlooking the garden. Feature stone fireplace with coal effect gas fire. Carpet. Part glazed door to the:-

Kitchen

2.58 x 5.36 (8'5" x 17'7")
Space for dining table. Fitted with a range of floor cupboards and eye level cupboards. Good amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mixer tap. Built in eye level double electric oven with storage cupboards above and below. Gas hob with extractor hood over. Space for a fridge/freezer. Washing machine and dishwasher

(dishwasher new in 2022). Tiled floor. Double doors and step down into the garden.

First Floor

Bedroom One

3.62 x 2.94 (11'10" x 9'7")
Double bedroom with built in wardrobes and vanity unit. Window overlooking the front. Carpeted. Radiator. Various power points.

Landing

Loft hatch. Airing cupboard with small radiator and shelving.

Bedroom Two

4.26 x 2.24 (13'11" x 7'4")
Double Bedroom. Carpeted. Window overlooking the side garden. Radiator. Various power points.

Bathroom

2.68 x 1.61 (8'9" x 5'3")
Window with tiled sill to the front aspect. Fitted with a suite consisting of low level WC, vanity wash hand basin and bath with shower overhead. Tiled from floor to ceiling.

Outside

The property is approached from the main high street, through a gate onto a path that leads to the front door. The garden wraps around the property is enclosed by a stone wall, mostly laid to lawn, patio area outside the French doors. Please note that this property has a right of way over the neighbouring property. Permit parking is available in the town.

Important information

Council Tax-
EPC-
Mains Drainage
Gas central heating- new boiler in 2023
New windows- 2019
Bay window- 2020
New front door in 2020
No onward chain

Directions

From the Sturminster Newton office- Cross over the road and turn left. The entrance leading to the property will be found just before the dry cleaners on the left hand side. Proceed up the path and through the gate. Postcode DT10 1AS

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.