



Total area: approx. 61.4 sq. metres (660.5 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Innes Court
Sturminster Newton

Guide Price
£250,000

A great chance to purchase a recently refurbished mid terraced home with two double bedrooms, some countryside views in the distance from the first floor and conveniently located with the town centre on your doorstep. Sturminster Newton offers an excellent range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. For those that enjoy the outdoors, there are plenty of country and riverside walks just a stone's throw away.

Boasting a spacious 661 sq ft (61.5 sq. m) of accommodation, this property offers a perfect blend of comfort and style. There is a bright and roomy sitting room with plenty of room for relaxing and dining with double doors opening out to an enclosed easy to maintain courtyard - perfect for a morning coffee or for an evening tippie. There are two double bedrooms, main with walk in wardrobe and both enjoy a woodland and countryside views in the distance. The new kitchen showcases the latest trend in stylish units with soft-closing handleless doors plus built-in appliances and the contemporary shower room suite and cloakroom fittings add a touch of luxury to everyday living. And for convenience, there is allocated parking for one car, close to the property.

This wonderful house provides the best of town and country living and must be viewed to see how it could be your new home. A great first time buy, fabulous downsizer with the proximity to the town, ideal lock up and leave UK base or even as an investment for the rental market.

Book a viewing now - properties in this location are hard to find and won't be available for long.



**The Property
Accommodation**

Inside

Ground Floor

The front door opens into the entrance hall, which has a good sized storage cupboard housing the electrical consumer unit. There is also the central heating thermostat, wood flooring and oak doors to the cloakroom and sitting/dining room plus an opening into the kitchen. The floor is laid to wood effect laminate flooring. The kitchen over looks the rear garden and is fitted with a range of modern, soft closing handleless units consisting of floor cupboards with corner carousel, separate drawer unit and eye level cupboards. There is a good amount of laminate work surfaces with a tiled splash back and stainless steel sink and drainer with a swan neck mixer tap. There is space and plumbing for a washing machine and tumble dryer plus an integrated dishwasher, fridge/freezer, ceramic hob with extractor hood above and built in eye

level double electric oven. The floor is laid to wood effect laminate flooring. The sitting/dining room enjoys a double aspect with window to the front and double doors with full height window to one side opening to the rear courtyard. From the sitting/dining room, stairs rise to the first floor.

First Floor

From the landing there is access to the loft space and oak doors to all rooms. There are two double bedrooms, both with a view to the rear of woodland and countryside in the distance and bedroom one has a walk in wardrobe with hanging rails and light. The shower room has been fitted with a stylish contemporary suite consisting of large walk in shower cubicle with mains shower and a choice of monsoon or rainfall shower head, low level WC with dual flush facility and vanity wash hand basin with mono tap. The walls are tiled and the floor is laid to wood effect laminate.

Outside

There is an allocated parking space close to the property, which is numbered. To the rear of the property there is an enclosed courtyard laid to paving stone and benefitting from an outside tap.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold
Charge of about £300 per annum for the upkeep of the communal areas

Directions

From the Sturminster Newton Office

Turn right out of the office. Turn right at the traffic lights onto Old Market Hill. Continue to the next set of lights and turn right. Follow the road round to the left with the main car park on your left. The entrance to the court will be on the right hand side.
Postcode DT10 1BB

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.