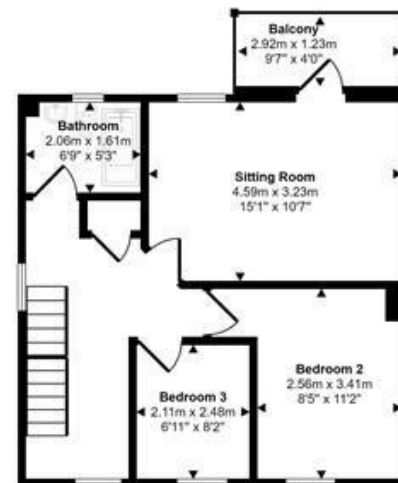




Ground Floor  
Approx 52 sq m / 559 sq ft



First Floor  
Approx 46 sq m / 498 sq ft



Second Floor  
Approx 31 sq m / 330 sq ft

Denotes head height below 1.5m

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

t. 01258 473030  
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		75	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		



## The Gavel Sturminster Newton

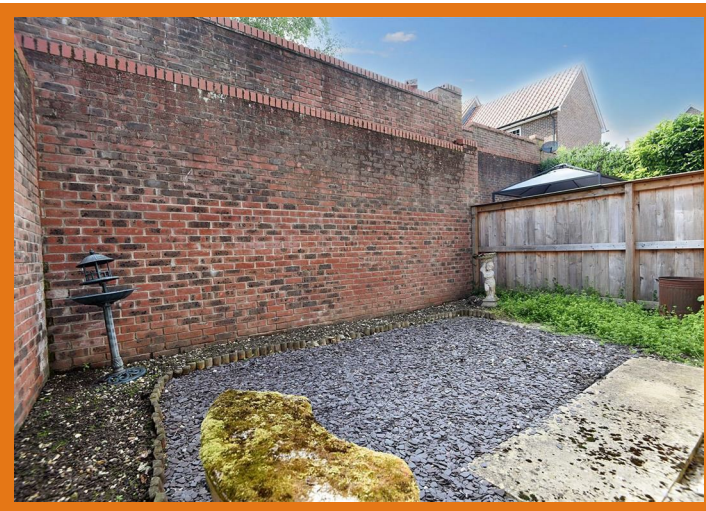
Guide Price  
£300,000

A great opportunity to purchase a modern townhouse with three good sized bedrooms, off road parking plus a garage and boasting an ideal position just a short stroll to the town centre. Sturminster Newton offers a wide range of facilities, including independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

The property was built in 2006 and has been the very much cherished and enjoyed home of our seller since new and offers plenty of scope for the next owner to create the home of their dreams by adding their own personal touches. Once inside, there is a roomy and welcoming entrance hall with access to a spacious kitchen/dining room that is perfect for entertaining guests or enjoying family meals. There three good-sized bedrooms, providing ample space for a growing family or those in need of a home office and the bright sitting room boasts a balcony that is ideal for enjoying a cup of coffee and catching up with a newspaper. The bathroom and shower room add convenience for all and the parking ensures that after a busy day, there is no hassle to find a space. The outdoor space has enough room to host a family barbecue and is easily maintained freeing up more leisure time.

The property provides comfortable and straightforward living and with its proximity to the town centre, river, and countryside walks makes it an ideal location for those who appreciate both urban amenities and the tranquillity of nature.

Don't miss the opportunity to own a piece of modern living in a vibrant and picturesque location. This townhouse is more than just a house; it's a place where memories are made and dreams are realised.



## The Property

### Accommodation

#### Inside

##### Ground Floor

A panelled front door with two pane glass insets opens into an inviting and roomy entrance hall with stairs rising to the first floor and white panelled doors to the combined utility and cloakroom and to the kitchen/dining, family room. This has double doors with full height windows to either side and opens to the rear garden. It is fitted with a range of modern units consisting of floor cupboards with drawers and eye level cupboards. The is a good amount of wood effect work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with swan neck mixer tap. There is space for an under counter fridge and a built in electric oven and gas hob with an extractor hood above. The floor is laid to tile effect vinyl flooring.

##### First Floor

Stairs rise to a galleried landing with window to the side and to the front

aspects. There is the airing cupboard housing the hot water cylinder and white panelled doors to the bathroom, bedrooms and sitting room. The spacious sitting room has a window overlooking the rear garden and glazed door that opens to the balcony, which also overlooks the rear garden. The bathroom is fitted with a modern suite consisting of pedestal wash hand basin, low level WC with dual flush facility and bath with mixer tap and shower attachment. Both the bedrooms are a good size and enjoy a front aspect.

##### Second Floor

Stairs rise to a small landing with window to the side, access to the eaves and white panelled door that opens to the main bedroom. This has a window to the front, access to the loft space and a large storage cupboard. A white panelled door opens to the en-suite shower room.

#### Outside

##### Garage and Parking

At the front of the house there is a drive, which is partly covered by the carport and an up and over door opens to the

garage. This has light and power plus a personal door to the rear garden.

#### Garden

The easy to maintain rear garden is mostly laid to paving stone and slate chippings with a small area of lawn. Steps rise to a timber gate that opens to the road and provides easy access for garden waste etc. The garden is fully enclosed.

#### Useful Information

Energy Efficiency Rating C

Council Tax Band C

uPVC Double Glazing

Gas Fired Central Heating with new Hive

Heating

Mains Drainage

Freehold

#### Directions

##### From Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers and turn left into The Gavel. The property is immediately on the right hand corner. Postcode DT10 1QX

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.