



Total area: approx. 78.6 sq. metres (846.1 sq. feet)

1 Market House
Market Place
Sturminster Newton
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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	86
EU Directive		2002/91/EC	



Townsend Green
Henstridge

£200,000

A wonderful opportunity to get a foot on the housing ladder with this delightful semi detached three bedroom home, which offers the choice to update to one's own taste and design and is situated at the top of a quiet cul de sac within walking distance to the village centre. The property is located on the fringe of the popular Somerset village of Henstridge, which boasts a local shop with post office, two public houses, both serving food, a highly rated primary school and a church. The village also has good communication links with the A30 being close by providing easy access to Shaftesbury and Sherborne plus a mainline train station just three miles away at Templecombe. The property has been a much loved home to our seller for the last ten years. During this time it has been improved with wholly owned solar panels, which provide an income tariff and modern electric heating individually controlled radiators. The property also benefits from double glazing. The property would make a great first time family home, ideal first time buy or even as a downsize, lock up and leave UK base or an addition to a buy to let portfolio. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.

In brief, the ground floor accommodation consists of entrance hall, sitting room with bay window overlooking the front garden and opening to the dining area, which has double doors leading out to the rear garden. There is also a good sized kitchen. On the first floor there is a wet room and three good sized bedrooms. Outside, there is parking on the drive for one car, garage with light and power plus an enclosed sunny rear garden.

DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed uPVC front door opens into the entrance hall. Window overlooking the drive to the side. Ceiling light. Coved. Wall mounted electrical consumer unit and solar panel controls. Individually controlled electric radiator. Power and telephone points. Stairs rising to the first floor. White panelled door to the:-

Sitting Area

Bay window overlooking the front garden. Ceiling light. Coved. Individually controlled electric radiator. Power and television points. Door to understairs cupboard and opening into the:-

Dining Area

Double doors opening to the rear garden. Ceiling light. Coved. Power points. Opening into the:-

Kitchen

Window with tiled sill to the rear. Ceiling light. Power points. Fitted with a range of kitchen units consisting of floor cupboards, with drawers and eye level cupboards. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine. Space for slot in electric cooker and space for under counter fridge and freezer. Tiled floor.

First Floor

Landing

Stairs rise to a galleried landing. Ceiling light. Access to the loft space. Power points. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. White panelled doors to all rooms.

Bedroom One

Window overlooking the rear garden. Ceiling light. Wall mounted electric heater. Power, telephone and television points. Built in triple wardrobe with hanging rails and shelves.

Bedroom Two

Window to the front aspect. Ceiling light. Individually controlled electric radiator. Power and television points.

Bedroom Three

Window to the front aspect. Ceiling light. Power points.

Wet Room

Window to the rear elevation. Ceiling light. Extractor fan. Tiled walls. Wall mounted electric fan heater. Fitted with low level WC, wall mounted wash hand basin and shower area with electric shower. Vinyl flooring.

Outside

Garage and Drive

5.49m x 2.29m" (18' x 7'6")
There is a drive with space to park one car and leads up to the garage. The larger than average single garage with up and over door, fitted with light and power plus shelves and rafter storage. Personal door opening to the rear garden.

Garden

The front garden is planted with a variety of flowers. To the rear there is an enclosed garden, which has a paved patio immediately to the back of the house with a step rising to the main garden that is laid to lawn and edged by raised beds.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Electric Individually Controlled Radiators
uPVC and Wood Framed Double Glazing
Mains Drainage
Freehold
Wholly Owned Solar Panels

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through the first calming system and turn left. Follow the road round. The property will be found on the right hand side at the end of the cul de sac. Postcode BA8 0TS

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.