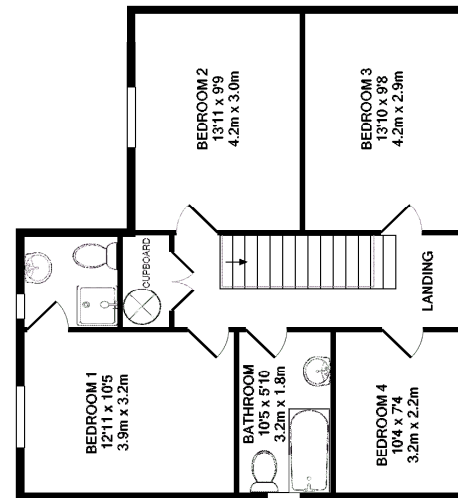


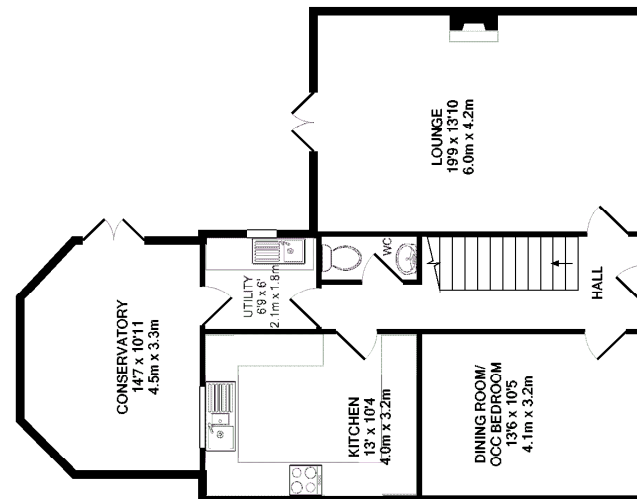


www.gordonandrumbsby.co.uk

Holly House, 15 Orchard Lane, Thorncombe, Chard TA20 4QB



TOTAL APPROX. 1st FLOOR AREA 1541 SQ. FT. (143.1 SQ. M.)
Measurements are approximate. Not to scale. For indicative purposes only.
Note: 1st floor area includes the garage.



GROUND FLOOR
APPROX. FLOOR AREA 682 SQ. FT. (63.3 SQ. M.)



SERVICES: All mains services except gas. There is no gas in the village. Water is metered.

COUNCIL TAX: Band F. West Dorset District Council. £2,250.14.

TENURE: Freehold

CONDITION: The property was built approx. 11 years ago & has timber framed D/G throughout except the conservatory which is uPVC D/G. Oak flooring has been fitted throughout the ground floor. The garage is in use as a games room but could easily be converted back.

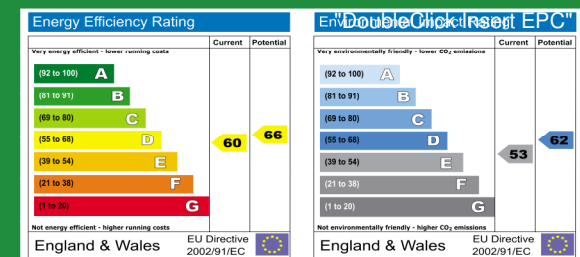
For more information, please call

01460 30888

Email: enquiries@gordonandrumbsby.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

G792 Ravensworth 01670 713330



ORCHARD LANE THORNCOMBE DORSET

ASKING PRICE OF £369,950



DESCRIPTION

A spacious & well designed modern house situated in a small cul-de-sac in the lovely West Dorset village of Thorncombe. The village has a strong community with shop/post office, a primary school in the Woodroffe pyramid, and very busy village hall with plenty of clubs and associations. See www.thorncombe.com for more information.

ACCOMMODATION

Four Bedrooms • En Suite & Family Bathroom • Hall • Kitchen • Lounge • Dining Room • Conservatory • Utility • Garage (Now Games Room) • Gardens • Views From First Floor

GORDON & RUMSBY