



Angel Court, Shaftesbury

Asking Price: £310,000

Angel Court, Shaftesbury, Dorset, SP7 8HX

- Allocated Parking ·No Forward Chain ·Level Walk To Shaftesbury High Street
- Immaculately Presented Modern Cottage ·Two Double Bedrooms
- Dual Aspect Sitting Room ·Patio Gardens ·Town Centre Location ·EPC: D

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, veterinary practice and a cottage hospital.

The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country.

THE PROPERTY

An enticing modern, two-bedroom cottage located within walking distance to Shaftesbury town centre that also benefits from an allocated parking space.

Having been tastefully styled by the current owners, the accommodation comprises a useful entrance hall with access to a cloakroom before leading through to the main living areas.



Here, the dual aspect open plan living allows for plentiful natural light whilst maintaining a sense of privacy to the front. The room itself has been divided into living and dining areas with a pleasant bay window and French Doors leading onto the patio.

The modern kitchen provides space for multiple free-standing appliances whilst the remaining cupboards are finished in a high gloss effect set against Metro tiles.

Upstairs boasts two double bedrooms, one with built in wardrobe space and the other ample room for free-standing furniture.

Completing the accommodation is a three-piece family bathroom, again attractively tiled in finish.





OUTSIDE

Creating an inviting seating area is a patio surrounded by established flowers and greenery whilst a great benefit to the home is the allocated parking space positioned only a few yards from the property itself.

Furthermore, the private front garden is enclosed via a low-level brick wall with an additional patio space ideal for potted plants.

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

To be confirmed.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

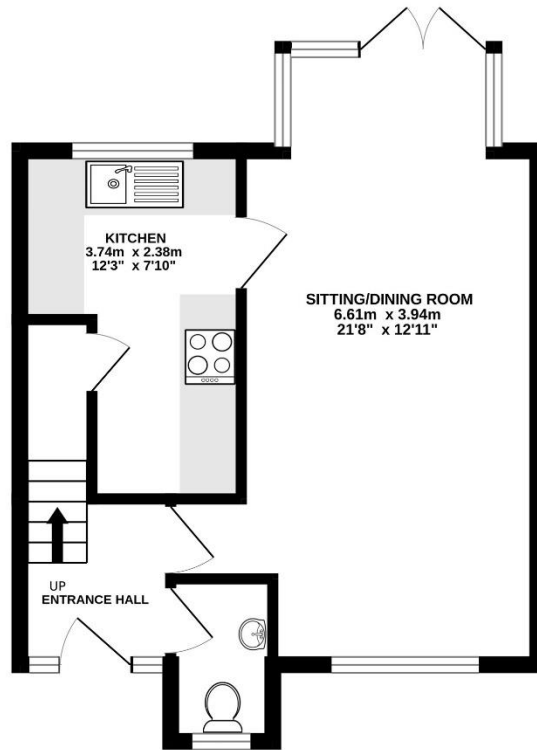
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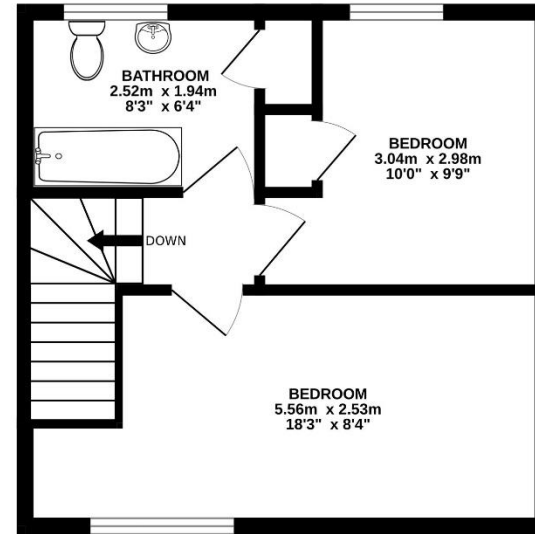
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GROUND FLOOR
34.1 sq.m. (367 sq.ft.) approx.



1ST FLOOR
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 64.7 sq.m. (697 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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