



Kestrel Court, 23 Salisbury Street, Shaftesbury

Asking Price: £175,000

Kestrel Court, 23 Salisbury Street, Shaftesbury, Dorset, SP7 8EL

- No Forward Chain
- Share Of Freehold - Newly Extended Lease
- Two Double Bedrooms
- Town Centre Location
- Allocated Parking
- EPC: C

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 farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

THE PROEPTY

Being sold with no forward chain is this spacious two-bedroom coach house set within walking distance from Shaftesbury Town Centre. The property further benefits from allocated parking and a newly extended lease.

In need of minor cosmetic updating throughout which in turn allows for complete personalisation, the accommodation comprises an open plan sitting dining room with a large window providing plentiful natural light. The kitchen boasts three banks of built in storage cupboards, work surfaces and appliance spaces whilst both bedrooms are comfortable double proportions. A family bathroom is a modern three-piece suite with two additional storage cupboards completing the accommodation.



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OUTSIDE

Positioned to the rear of the development is an allocated parking space.

SERVICES

All mains services are connected.

TENURE

Share of Freehold.

Lease Term: 999 years from 2024

Annual Service Charge: £400

Ground Rent: Not Applicable.

COUNCIL TAX

Dorset Council Tax Band A.

TRANSPORT LINKS

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.

VIEWINGS

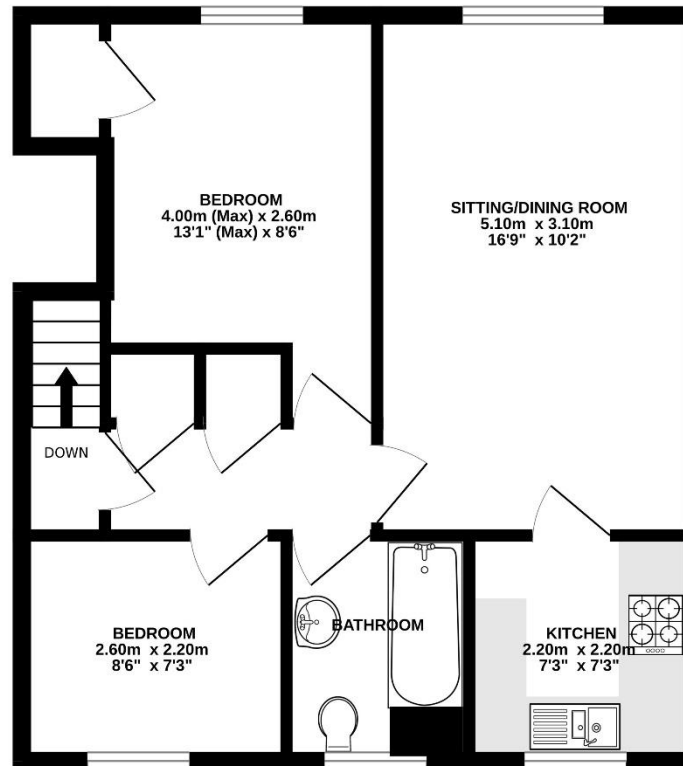
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FIRST FLOOR
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA : 46.8 sq.m. (504 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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Important Notice

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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