



Legg Road, Shaftesbury

Asking Price: £230,000



Legg Road, Shaftesbury, Dorset, SP7 8GP

- No Forward Chain •Recently Redecorated & Carpeted Throughout
- Dual Aspect Sitting Dining Room Overlooking The Garden
- Principal Bedroom With Ensuite
- South Westerly Rear Garden
- Off-Road Parking
- Close To Amenities •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 PROPERTY

A well-appointed two-bedroom home situated within a popular yet quiet residential road on the outskirts of Shaftesbury. The house is being marketed for sale with no forward chain.

The home comprises an 'L' shaped sitting dining room that overlooks the garden whilst dual aspect windows and doors allow for plentiful natural light. Additionally, the modern kitchen provides plentiful storage, work surface and appliance spaces with a downstairs cloakroom completing the ground floor. Upstairs boasts two well-proportioned bedrooms with the principal bedroom benefiting from an en-suite shower room and built in wardrobes. The family bathroom is a three-piece suite, again modern in finish.



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## 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.

## OUTSIDE

**Front:** A hardstanding driveway provides off-road parking.

**Rear:** The rear garden enjoys a pleasant South Westerly aspect with a patio immediately accessed from the living room. The garden then extends to lawn with a greenhouse and wooden storage shed also featuring. There is gated side access for ease.

## SERVICES

All mains services are connected.

## TENURE

Freehold.

Please be advised a yearly Estate Service Charge is applicable.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

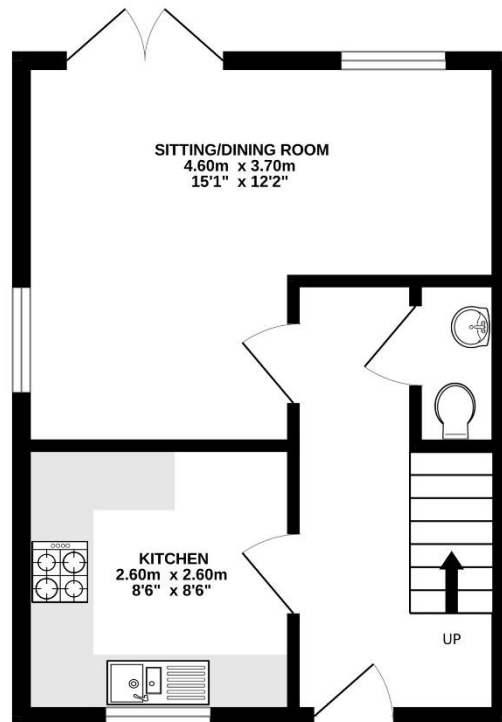
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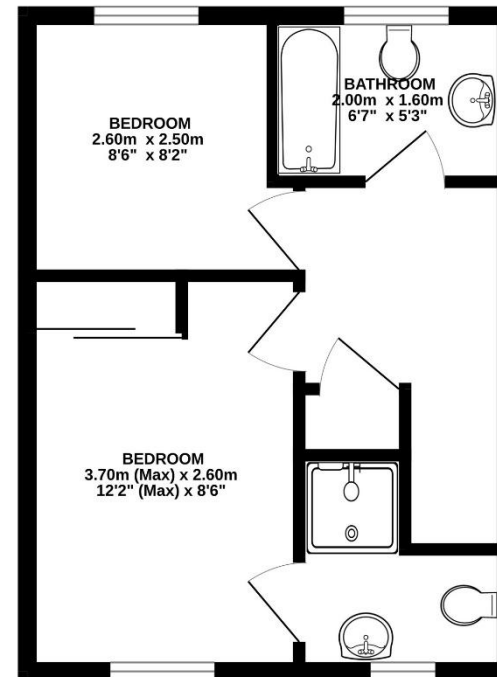




**GROUND FLOOR**  
29.0 sq.m. (312 sq.ft.) approx.



**1ST FLOOR**  
29.0 sq.m. (312 sq.ft.) approx.



**TOTAL FLOOR AREA : 58.0 sq.m. (624 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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Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk