



Property Location

The West Dorset village of Stalbridge has an excellent school, a very good independent supermarket, several small shops & a selection of pubs. Surrounded by beautiful rolling countryside, this is the West Country at its best.

27 Lower Road, Stalbridge, Dorset, DT10 2NJ

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

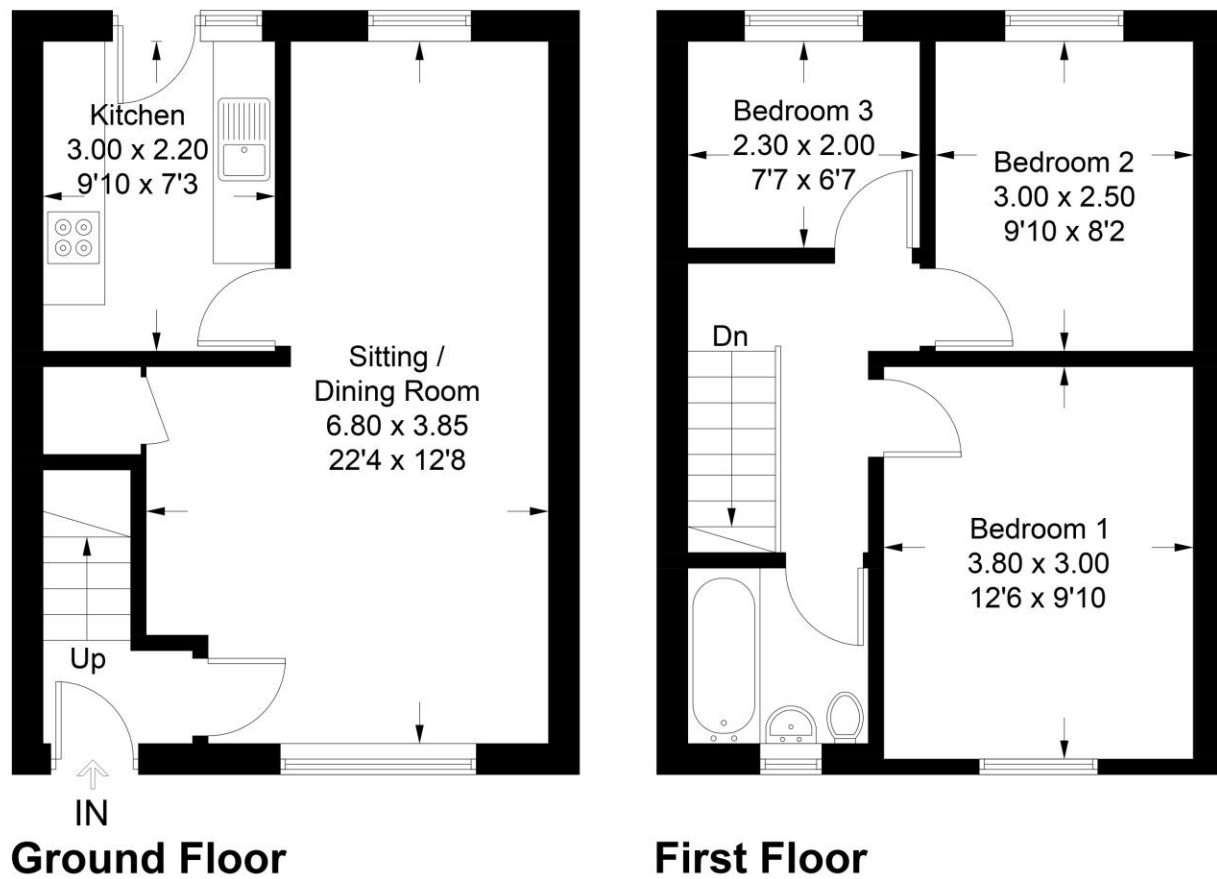


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107536)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Lower Road, Stalbridge

Asking Price Of £265,000

27 Lower Road
Sturminster Newton
DT10 2NJ

Key features:

- Village Location
- Gas Central Heating
- Beautiful Views
- 3 Bedrooms
- Walking Distance to shops and school
- Council Tax Band 'C'



Why you'll like it

This spacious semi-detached family home is situated in the popular & sought after village of Stalbridge. The property benefits from double glazing & gas central heating. There is a large living room/dining room with a fitted kitchen leading off. Upstairs are two double bedrooms, a single bedroom and family bathroom. The rear garden is fully enclosed and private. with allocated parking for 2 cars behind. Stalbridge has an excellent school, a very good independent supermarket, several small shops & a selection of pubs. Early viewing is highly recommended.

ENTRANCE HALL Double glazed dark wood effect front door opening into a small ground floor hallway with stairs rising to the first floor ahead and door to the sitting room to the right. Neutral decor and carpet. Radiator and hooks for coats.

SITTING/DINING ROOM 22' 7" x 12' 7" (6.9m x 3.85m) Spacious reception room with double glazed windows to the front and rear. Plenty of room for both seating and dining areas. Under stair cupboard and two radiators. Neutral carpet and decor.

KITCHEN 9' 10" x 7' 2" (3m x 2.2m) Modern fitted kitchen with double glazed window and door leading to the back garden. Cream units with a wood-effect laminate work surface. Neutral decor, white tiling and cream vinyl flooring.

Appliance spaces for fridge-freezer and washing machine.
Free standing gas oven.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing. Neutral decor. Radiator and loft hatch. Airing cupboard housing the Baxi gas boiler.

BEDROOM ONE 12' 5" x 9' 10" (3.8m x 3m) Good sized double bedroom with double glazed window to the front. Neutral decor and blue carpet. Radiator.

BEDROOM TWO 9' 10" x 8' 2" (3m x 2.5m) Double bedroom with double glazed window to the rear. Neutral decor and blue carpet. Radiator.

BEDROOM THREE 7' 6" x 6' 6" (2.3m x 2m) Single bedroom with double glazed window to the rear. Neutral decor and blue carpet. Radiator.

BATHROOM Modern bathroom with suite of white toilet, pedestal basin and bath with shower above. Double glazed window to the front and extractor fan. Cream vinyl flooring and neutral decor. Radiator.

OUTSIDE To the front the garden is laid to lawn with borders and a path leading to the front door. The rear of the house can be accessed under the archway to the right, which leads to the rear parking area. There are 2 allocated spaces. A gate leads from the parking area into the rear garden, which is also mainly laid to lawn and is fully enclosed. There is a small patio and attractive borders.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

