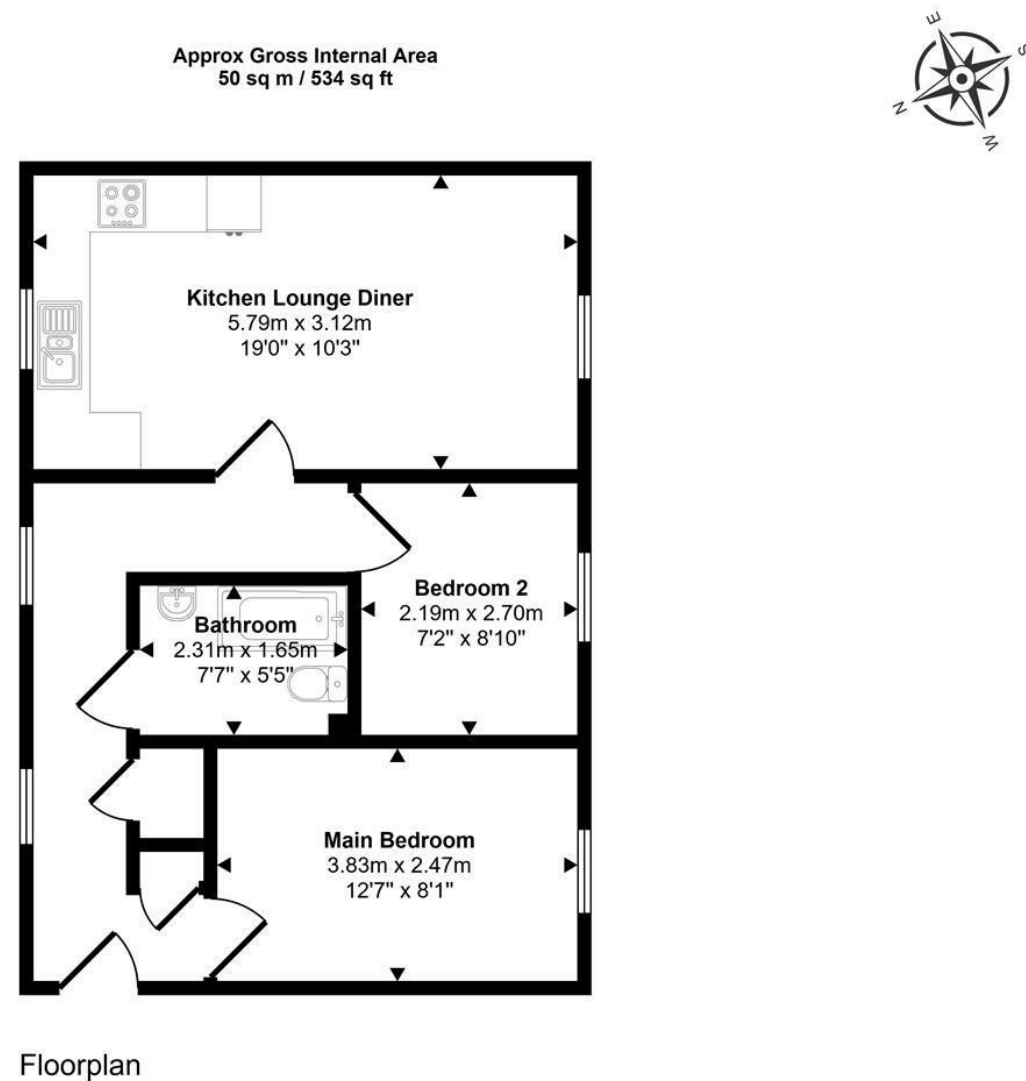




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



North Fields  
Sturminster Newton

Asking Price  
£130,000

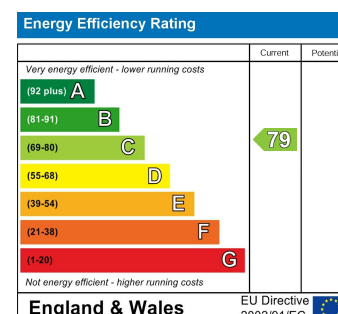
A well presented two bedroom apartment offering bright and thoughtfully arranged accommodation, situated in a convenient position within the popular market town of Sturminster Newton. The property has been improved by the current owner during their five years of ownership, including a new kitchen, new flooring and electrical works, creating a comfortable home that is ready to move into.

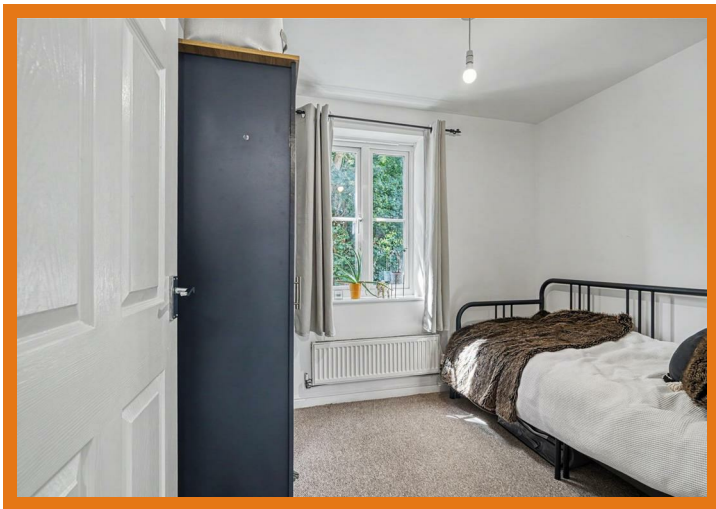
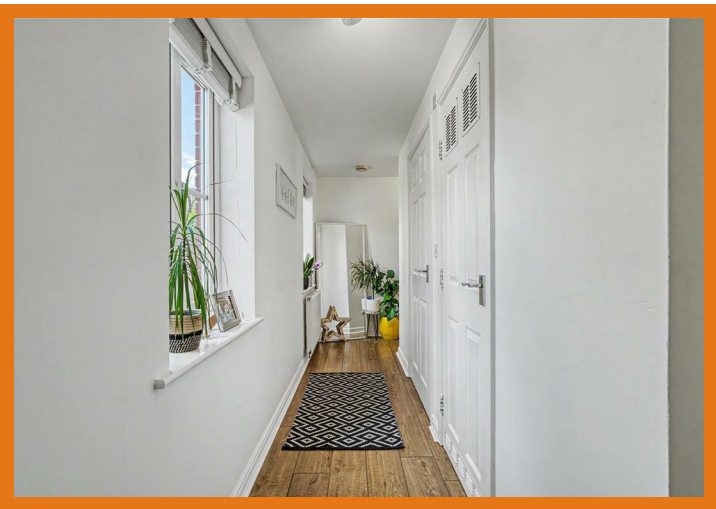
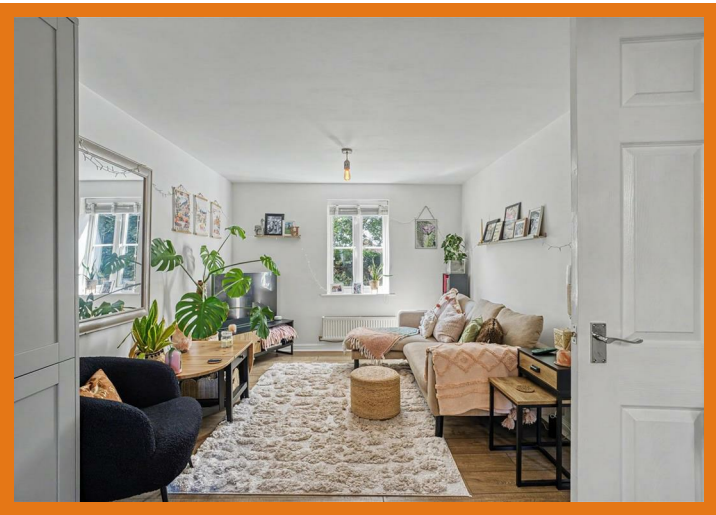
The accommodation is particularly well laid out, with the real heart of the property being the generous open-plan kitchen, sitting and dining room. Measuring approximately 19' x 10'3", this is a wonderfully sociable space with plenty of room to combine cooking, dining and relaxing without the room feeling cramped. There are also two bedrooms, including a good-sized principal bedroom, together with a bathroom and useful hallway storage.

With its manageable accommodation and convenient town location, the property would make a lovely first home, investment purchase or an ideal choice for somebody looking to downsize to an easy-to-maintain home

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Sturminster Newton  
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### The Property

#### Inside

The entrance opens into a hallway giving access to the bedrooms, bathroom and main living accommodation, with useful built-in storage. The kitchen/lounge/diner is undoubtedly one of the highlights of the apartment and provides a generous open-plan living space. The kitchen occupies one end of the room and has been replaced during the current owner's occupation, with a good range of fitted cupboards and work surfaces. There is ample room beyond for both a dining area and comfortable sitting space, creating a relaxed and sociable room for everyday living and entertaining.

The principal bedroom is a comfortable double room with plenty of space for a double bed and additional bedroom furniture. Bedroom two provides useful and flexible accommodation, equally suitable as a second bedroom, guest room or home office. The bathroom is conveniently positioned between

the bedrooms and living accommodation, completing the layout. The apartment has a light, fresh feel throughout, enhanced by the new flooring installed by the current owner. The property benefits from a new kitchen and has had electrical works carried out during the owner's time at the property.

#### Outside

One allocated parking space is located to the rear of the building, with a communal grassed area and path to the front leading to the main entrance.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
Service Charge: £1,344 PA  
Ground Rent: £87.5 per 6 months or £175 pa  
Lease length: 973  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
Vendors need to find onward purchase

#### Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 1AS

What3words  
///softly.interviewer.automatic

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