



CHAFFERS
ESTATE AGENTS



The Venn

Shaftesbury, SP7 8EB

A well presented mid-terrace two double bedroom house benefitting from south facing rear garden, driveway parking, detached garage and is offered to the market with no onward chain.

£215,000 Freehold

Council Tax Band: B

The Venn

Shaftesbury, SP7 8EB



DESCRIPTION

A well presented two double bedroom mid terrace house offered for sale with no forward chain. The property offers spacious living accommodation and is situated close to the town centre of Shaftesbury. The property is entered into cafes, inns, restaurants, small hospital, the generously sized living room with useful understairs storage and through to shops including High Street names such the kitchen which is fitted with a range of wall and base units, sink with drainer, integrated oven, washing machine and fridge/freezer. A further door opens into the enclosed south facing rear garden which is half laid to lawn and half paved. Upstairs, there are two double bedrooms, a useful airing cupboard and family bathroom with hand wash basin, low level WC, heated towel rail and bath with overhead shower. To the front of the property is driveway parking and a separate detached garage located in a nearby block.

SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, dentists, health centre, Churches, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~



Directions



Floor Plan: Not to scale ~ For identification purposes only.

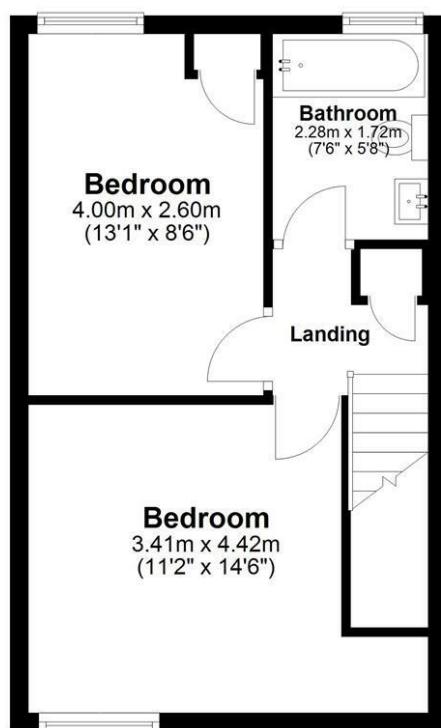
Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		