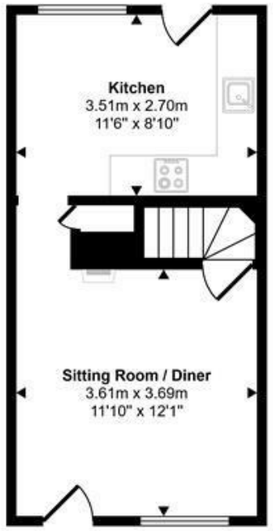
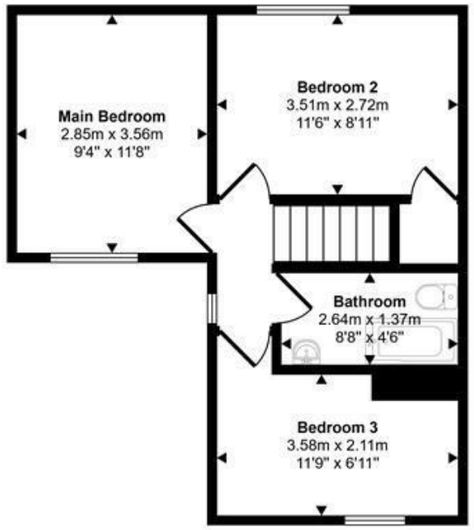
Approx Gross Internal Area
64 sq m / 690 sq ft



Ground Floor
Approx 27 sq m / 287 sq ft



First Floor
Approx 37 sq m / 402 sq ft

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.

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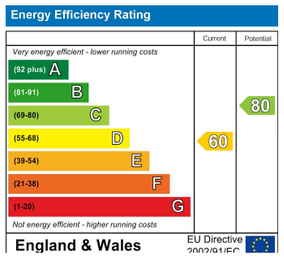


Morton • New

selling and letting properties

Townsend Green
Henstridge

Guide Price
£225,000

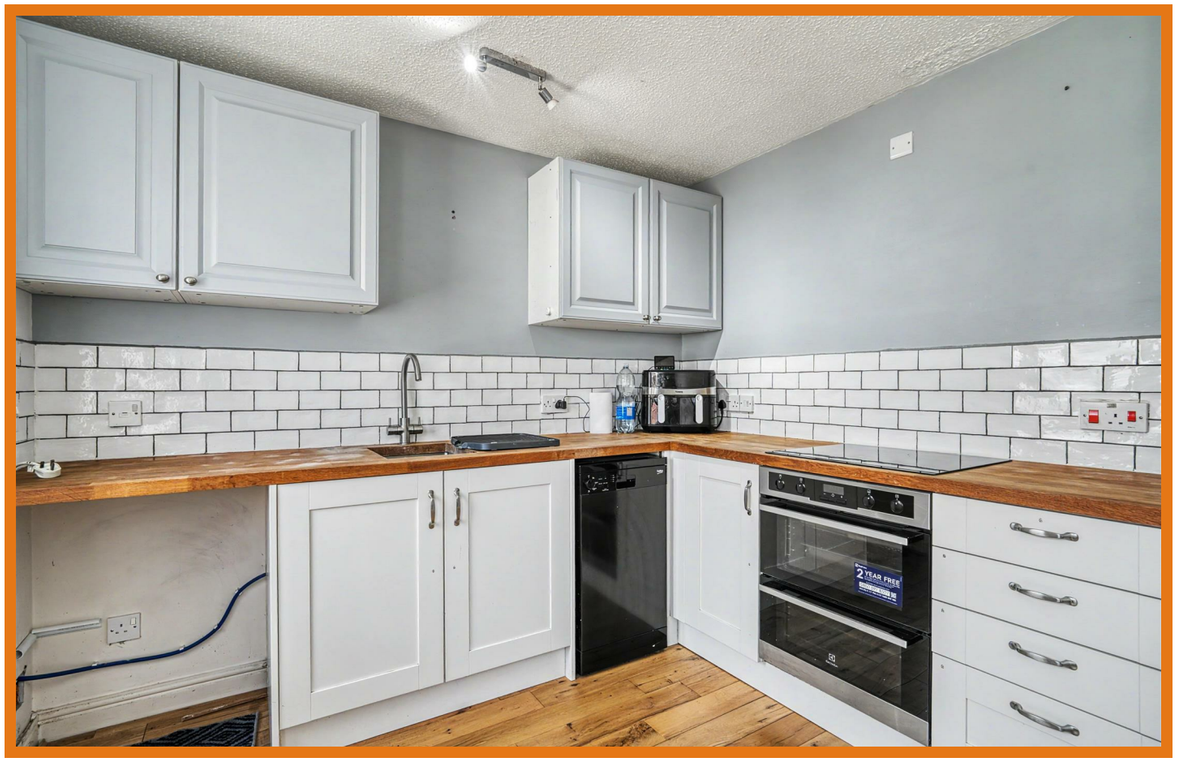
A well proportioned three bedroom linked home offering comfortable accommodation, three double bedrooms and an enclosed rear garden, situated in the popular village of Henstridge and offered for sale with no onward chain.

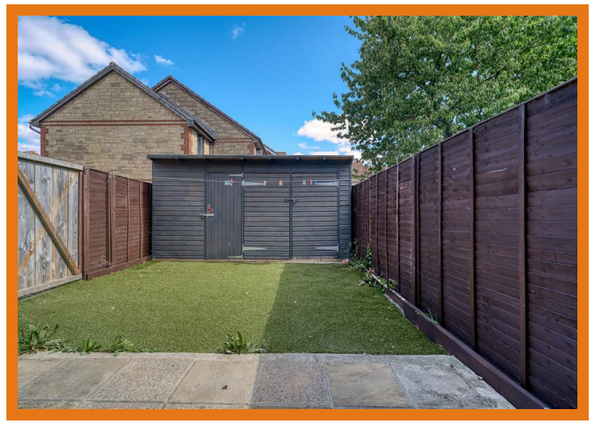
The property provides a practical layout arranged over two floors. Of particular note is the generous bedroom accommodation, with all three bedrooms being doubles, making the property a good option for families, first time buyers or those looking for useful guest or home working space.

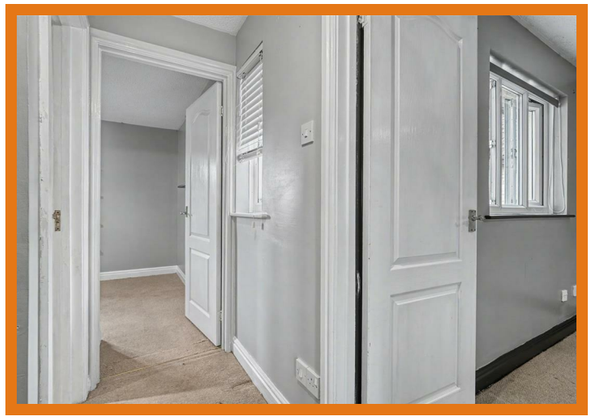
Downstairs, the accommodation includes a sitting/dining room and a modern Shaker-style kitchen fitted with a built-in double oven, induction hob and tiled splashback, with a door opening directly onto the rear garden. Upstairs there are three double bedrooms together with the family bathroom.

Outside, the rear garden is well fenced, secure and secluded, with a patio area leading onto an artificial lawn and a large timber shed positioned at the far end. A rear gate provides access to the parking area, where there is off-road parking.

This is a great opportunity to purchase a spacious and easy to maintain home in a popular village setting, with the added benefit of no onward chain.







The Property

Inside
Ground Floor
The front door opens into the sitting/dining room, which provides a comfortable main living space with room for both seating and a dining table. The staircase is positioned centrally within the room, helping to create a natural divide between the sitting and dining areas. Beyond is the kitchen, which is fitted with a modern range of Shaker-style floor and eye level cupboards complemented by work surfaces and tiled splashbacks. There is a built-in double oven and induction hob, together with space for the usual appliances. A door opens directly onto the rear garden.
First Floor
Stairs rise to the first floor landing, which provides access to all three bedrooms and the family bathroom. A particular feature of the property is that all three bedrooms are double sized, giving the first floor a generous and versatile feel. The principal bedroom provides comfortable space for bedroom furniture, while bedrooms two and three offer equally useful accommodation for family, guests or home working. The family bathroom completes the accommodation on this level.

Outside
Garden
The rear garden is fully enclosed by fencing, providing a secure and secluded outside space. Immediately adjoining the house is a paved patio area, ideal for outside seating and dining, with an artificial lawn beyond. At the far end of the garden there is a large timber shed providing useful storage.
Parking
A gate gives access from the garden to the rear parking area, where there is off-road parking for cars.

Useful Information
Energy Efficiency Rating D
Council Tax Band B
Electric Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions
Located in the small village of Henstridge which lies on the borders of Somerset and Dorset. The village has a couple of public houses and a restaurant/takeaway, it also has the benefit of a local shop with post office and primary school. There is a lot of social activity taking place in the village hall, as well as a bus service available to towns nearby. The small town of Stalbridge is only about a mile away with has further facilities such as doctors surgery, supermarket and electrical shop. The larger town of Sherborne is seven miles away. The village has good communication links from London to the West Country and Templecombe and Sherborne both have a mainline train station.

Postcode - BA8 0TS
What3Words - recliner.surfacing.upholding

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.