



**CHAFFERS**  
ESTATE AGENTS



## 14 The Gavel

Sturminster Newton, DT10 1QX

This delightful top floor apartment, situated a short walk from the town centre and all its' amenities, with good access to the many country walks, including the Dorset Trailway, following the old railway line to Spetisbury. The apartment offers deceptively spacious accommodation with plenty of natural light. In brief, the entrance hall leads to the front door, opening into a wide hallway with storage and doors to all rooms. The lounge has space to accommodate dining and living furniture. The kitchen also has enough room for a dining and has a range of fitted units and space for your white goods. The bedroom offers ample space for furniture and has a fitted wardrobe. The bathroom has a white suite and shower over the bath. Outside there is an allocated parking space. Viewing is highly recommended to fully appreciate the space this lovely home has to offer and see how it would lend itself to your needs, whether you are a first time buyer, someone downsizing or an investment buyer.

**Asking Price £130,000 Leasehold**

**Council Tax Band: A**

# 14 The Gavel

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- Lease Length
- Allocated Parking
- Excellent First Time Buyer Opportunity
- Spacious Rooms
- Electric Heating
- Countryside Views

### Description:

Situated on the top floor, this generously proportioned one-bedroom flat offers bright, airy living spaces and an excellent sense of privacy. The property features a large reception room with ample space for both relaxing and living, enhanced by elevated views and an abundance of natural light. This property also includes 1 private parking space, along with on street parking.

The well-appointed kitchen provides plenty of storage and worktop space, ideal for everyday living and entertaining alike. The substantial double bedroom offers comfortable accommodation with room for additional furnishings, while the bathroom is finished in a clean, modern style.

Being positioned on the top floor, the apartment benefits from a peaceful setting with no overhead neighbours. Ideal for first-time buyers, professionals, or investors, this impressive flat combines space, light and practicality in a highly desirable layout.

community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

### Local Information:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a

### Useful Information:

Services: Mains Water, Electricity & Drainage.  
Council Authority: Dorset Council ~ Council  
Tax Band: A  
Energy Performance Certificate: Rated: C  
Lease details:

129 years remaining  
Service Charge - £1,221.47 per annum  
Ground Rent - £164.27 per annum



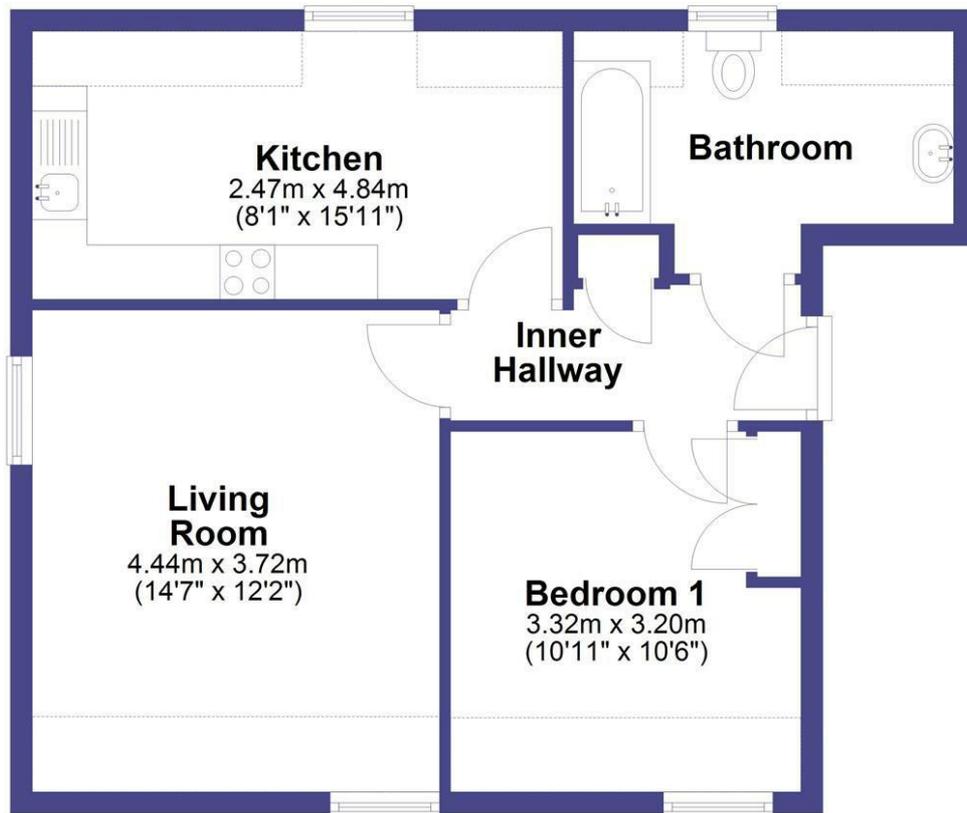
### Directions

Postal Address: 14, The Gavel Old Market Walk, Sturminster Newton, Dorset, DT10 1QX  
What3Words: ///shield.squashes.agency



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

### Top Floor Flat



Total area: approx. 51.7 sq. metres (556.3 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	