



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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Field Close Sturminster Newton

£135,000

Situated towards the edge of Sturminster Newton, yet within easy walking distance of the town centre and its amenities, this well-presented two-bedroom first floor flat offers comfortable, low-maintenance living in a convenient and well-established residential setting. The property forms part of a modern development and benefits from its own allocated parking space along with ample additional on-road parking nearby.

Offering approximately 511 sq ft of thoughtfully arranged accommodation, the flat provides a practical and easy-to-manage layout ideally suited to a range of buyers. The generous open plan living space creates a natural focal point for the home, while the overall design ensures a light and functional environment throughout. With two bedrooms and a well-appointed bathroom, the property offers flexibility for those looking to step onto the property ladder, downsize to single-level living or secure a straightforward investment opportunity.

Further advantages include a recently installed combi boiler (around two years old) and the added appeal of being offered for sale with no onward chain, allowing for a smoother and potentially quicker transaction. Combining convenience, practicality and a desirable town-edge position, this property represents an excellent opportunity in a popular North Dorset market town.



Accommodation

Inside

The accommodation is arranged on the first floor and is accessed via a communal entrance. A private hallway provides access to all principal rooms and includes useful storage.

The open plan kitchen, dining and sitting room is a bright and welcoming space, comfortably accommodating both lounge seating and a dining table. The layout works particularly well for modern living, offering flexibility for everyday use and entertaining alike.

The kitchen area is fitted in a traditional style with a range of floor and wall-mounted units providing a good amount of workspace. There is a built-in oven with gas hob above, plumbing for a washing machine and space for a fridge/freezer. The configuration makes efficient use of space while maintaining a practical and

functional layout.

There are two bedrooms, including a generous main bedroom and a second bedroom that could equally serve as guest accommodation, a home office or hobby room depending on requirements. The bathroom is fitted with a white suite and completes the internal accommodation.

Outside

The property benefits from an allocated parking space, along with plenty of additional on-road parking available nearby for visitors. The development is well established and enjoys a convenient position within easy reach of local amenities and open green spaces.

Useful Information

Energy Efficiency Rating C
Main Gas Central heating
Council Tax Band B
Mains Drainage
Ground rent £121.66 per 6 months

(£243.32pa for 2025)
Service charge £960.61 per 6 months (£1,921.22pa for 2025)
Leasehold 975 years remaining
No Onward Chain

Location and Directions

Sturminster Newton is a thriving North Dorset market town set on the banks of the River Stour. It offers a strong sense of community along with a good range of everyday facilities including independent shops, cafés, a supermarket, doctors' surgery, schools and the Exchange arts centre. Surrounded by attractive countryside, the area provides excellent opportunities for walking, cycling and outdoor pursuits, while remaining well connected to neighbouring towns and mainline rail links at Gillingham.

Postcode - DT10 1QN

What3words ///pickup.fussed.help

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