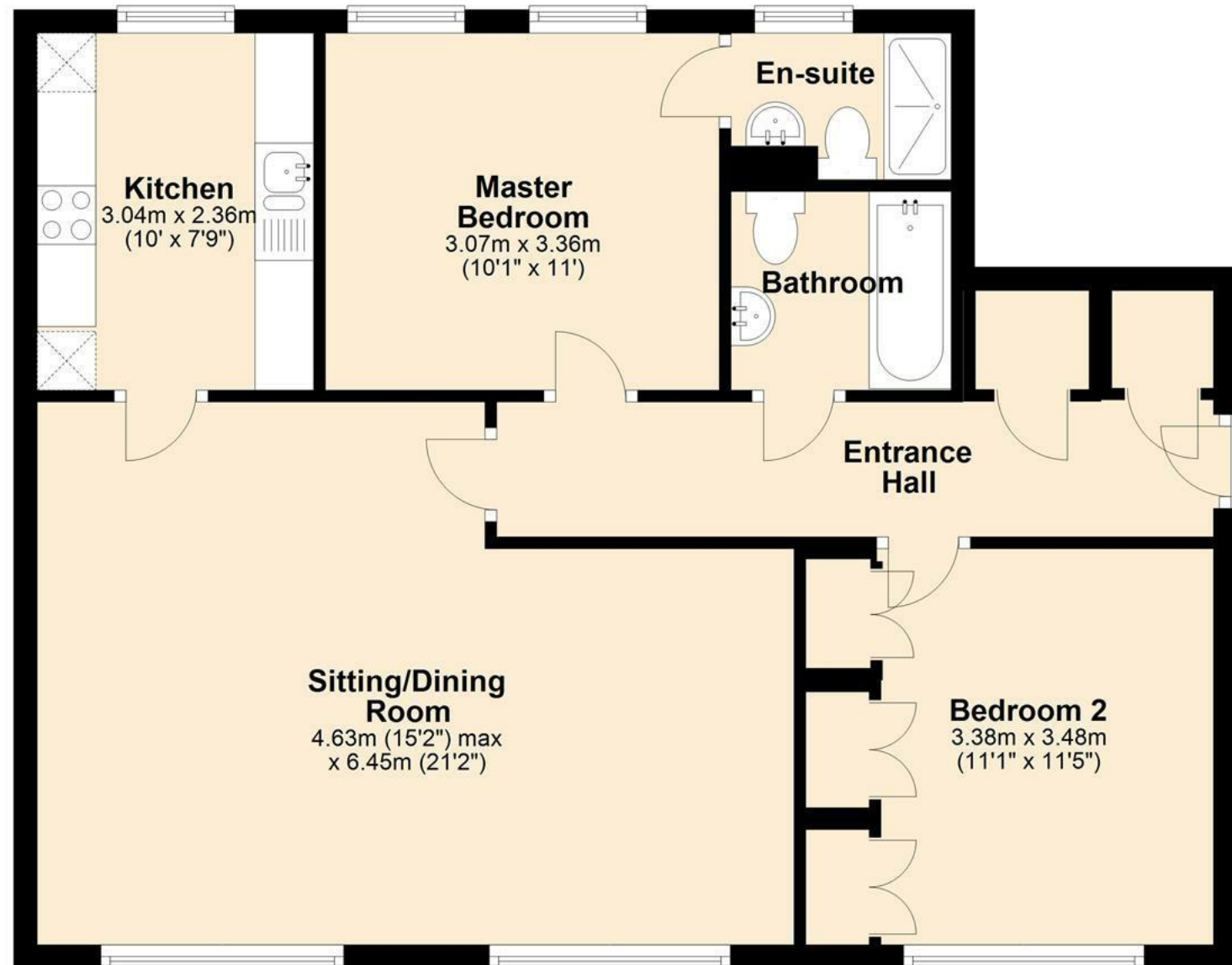


Floor Plan

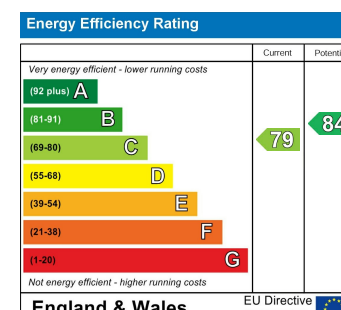
Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.2 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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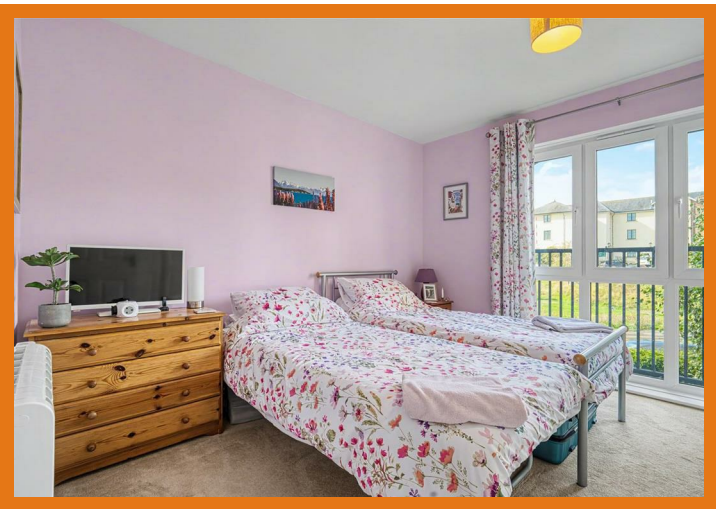
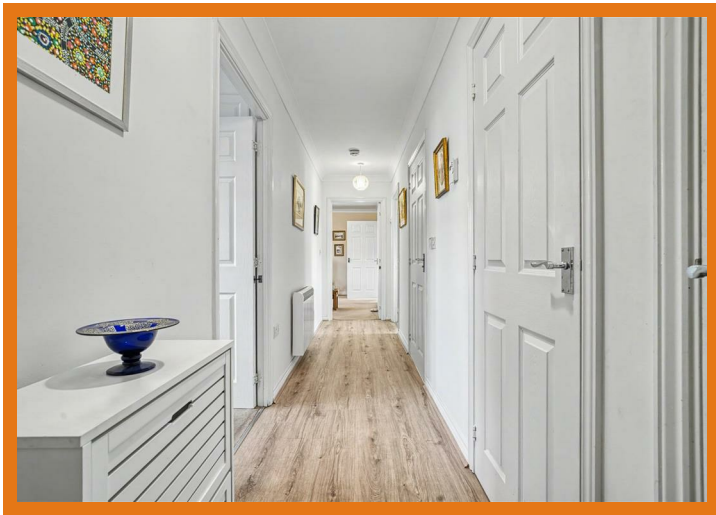
Montebourg House
Sturminster Newton

Guide Price
£150,000

Offered for sale with no onward chain, this spacious two-bedroom first-floor apartment offers well-proportioned accommodation with the benefit of lift access, an allocated parking space and use of a secure communal bicycle store. The apartment has been owned by the current vendors for approximately seven years and during that time has benefited from a number of improvements, including triple glazing to the three front-facing windows, upgraded electric radiators, replacement hallway flooring and redecoration. The accommodation includes two good-sized double bedrooms, with the principal bedroom having an en suite shower room, together with a separate bathroom and a particularly generous sitting/dining room overlooking the communal gardens.

Montebourg House is situated in Sturminster Newton, this apartment forms part of a purpose-built development with a secure communal entrance serving six apartments and lift access to the first floor. The position provides convenient access to the town centre and its range of shops, cafés and everyday amenities, while the communal gardens and allocated parking add to the practicality of the development.

The apartment itself has a comfortable and spacious feel, with a long entrance hall connecting the principal rooms. The sitting/dining room is a particularly attractive feature, with two floor-to-ceiling triple-glazed windows bringing in plenty of natural light and overlooking the communal gardens.



The Property

Inside

The apartment is approached via a secure communal entrance, with both stairs and lift access to the first floor. A private entrance door opens into a good-sized hallway with wood-effect laminate flooring, together with a useful storage cupboard and separate airing cupboard housing the immersion tank. The sitting/dining room is a particularly generous reception room, offering plenty of space for both seating and dining furniture. Two floor-to-ceiling triple-glazed windows overlook the communal gardens and bring in plenty of natural light. The kitchen is also a good size and is fitted with a range of wood-effect floor and eye-level cupboards with laminate work surfaces and tiled flooring. There is a stainless steel sink and drainer, electric hob, eye-level double oven and space for a fridge/freezer, washing machine and tumble dryer.

There are two good-sized double bedrooms. The principal bedroom overlooks the side of the building and parking area and benefits from an en suite shower room with double shower enclosure, WC, wash hand basin and heated towel rail. Bedroom two enjoys an outlook over the communal gardens and has three built-in wardrobes, providing a good amount of storage. The main bathroom is fitted with a panelled bath with shower over, WC and wash hand basin, with tiled surrounds and an electric heated towel rail.

Outside

Communal Gardens
Montebourg House is surrounded by maintained communal areas and gardens, which are included within the annual service charge.

Parking

The apartment has one allocated parking space within the development. Residents also have access to a secure communal bicycle store.

Important Information

Energy Efficiency Rating C
Council Tax Band B – Dorset Council
Electric heating via individually controlled Roienta radiators
Triple glazing to three front-facing windows
Mains drainage
Leasehold
Ground rent £124.72 per annum, paid every six months
Service charge for 2026 £1,954.72 per annum
Service charge includes buildings insurance, external window cleaning, maintenance of the communal gardens, parking areas, lift and internal communal areas
Management company – Alpha Housing
One allocated parking space
Secure communal bicycle store
Lift access to the first floor
No onward chain
The vendors will not be available to complete until mid-January 2027

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 1RA

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