



CHAFFERS
ESTATE AGENTS



4 Montebourg House Drovers

Sturminster Newton, DT10 1RA

A Splendid Light & Airy Two Bedroom First Floor Apartment with a Decent Sized Open Plan Sitting/Dining Room Enjoying Views Over the Town, a Master Bedroom with Walk in Wardrobe & En-Suite Shower Room & an Allocated Parking Space

Open To Offers £180,000 Leasehold

Council Tax Band: B

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- 5 Mins walk to Town Centre
- Allocated Parking Car
- Communal Entrance With Security Phone Entry
- Internal Lift
- Lounge / Diner
- Modern Kitchen
- Bathroom / W.C.
- En Suite Shower / W.C.
- PVCu Double Glazing
- Meticulously Refurbished

Description:

Meticulously refreshed with brand-new carpets and a crisp, modern palette, this expansive two-bedroom apartment offers an elevated living experience. The heart of the home is a stunning open-plan sitting and dining room, flooded with natural light and boasting panoramic views towards the town. The Master bedroom is a true retreat, featuring a generous walk-in wardrobe and a sleek en-suite shower room, but don't despair if you would prefer to soak in the tub as this apartment also features an additional bathroom. The guest bedroom is pleasingly spacious for this unassuming apartment. Complete with an allocated parking space and an exceptional sense of space throughout, this is town living at its most effortless.

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principle 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, Banks, 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 a multi purpose building offering a 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 8 miles and the A303 approx. 15 miles.

Communal Entrance Hall
Stairs and lift to all floors.

Entrance Hall
Intercom entry telephone. Telephone point. 3 Storage cupboards one of which houses the water tank.
Radiator.

Open Plan Sitting / Dining Room
Lovely bright room with TV point. 2 Radiators. Door to

Kitchen
Good range of units comprising floor cupboards, wall cupboards and drawers. Worktops. 4 Ring hob with electric fan assisted oven under. Space and plumbing for washing machine. Sink and drainer unit with mixer tap. Built in washing machine. The free standing Fridge/freezer is included in the sale.

Master Bedroom
Good sized room with radiator. Door to walk in wardrobe. Door to Ensuite Shower Room. Modern

white suite comprising shower cubicle, WC and wash hand basin. Extractor fan. Radiator.

Bedroom Two
Spacious room with radiator.

Bathroom
Modern white suite comprising bath, pedestal wash basin and low level WC. Radiator. Tiled walls.
Extractor fan.

Outside
An allocated Parking Space is conveniently located in the rear courtyard.

Services
Mains water, drainage and electricity. 150 Year Lease commenced 2007
Service Charge: £1,954.92 p.a.
Ground Rent: £82.36 Twice Yearly

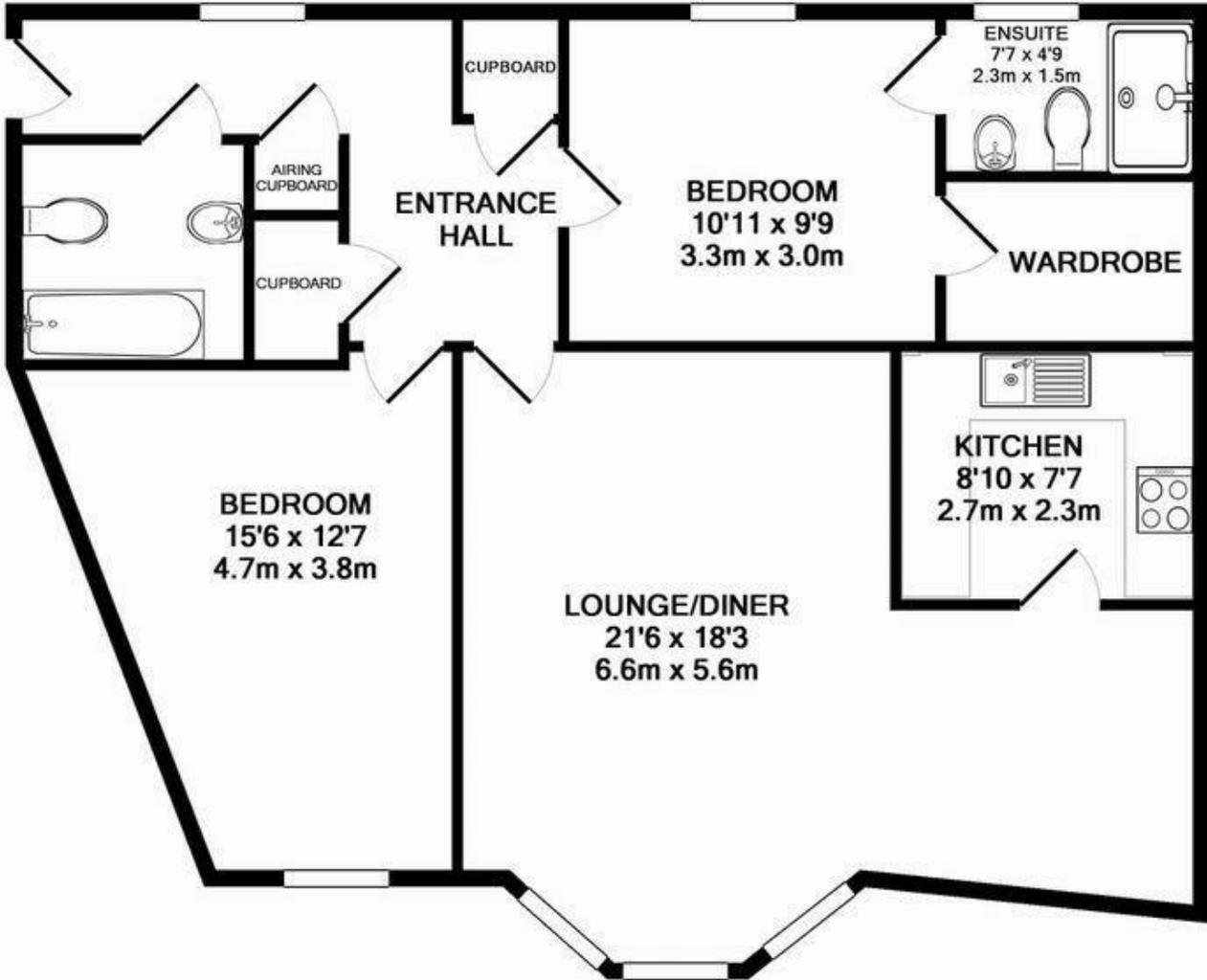


Directions

Postal Address: 4 Montebourg House, Drovers
Sturminster Newton, DT10 1RA What3Words:
///tasty.advantage.leap



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



4 MONTEBOURG HOUSE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	85
(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	