



CHAFFERS
ESTATE AGENTS



4 Montebourg House Drovers, Sturminster Newton, DT10 1RA

Delightful Two-Bedroom Apartment in Prime Location

This beautifully presented two-bedroom first floor apartment, is situated just five minute's walk from the town centre. The large, bright sitting/dining room, positioned at the front of the building, boasts an abundance of natural light, with four large windows framing the view towards the town centre. The separate kitchen is well-appointed and provides plenty of storage and workspace. Both bedrooms are generously sized, with the master bedroom offering a large walk-in wardrobe for added convenience. There is an en-suite shower room to the master bedroom and also separate family bathroom. The apartment is newly decorated with brand new carpets and curtains throughout. Outside, there is a dedicated parking space in the private courtyard at the rear of the building. This expansive apartment is ideal for first time buyers or those looking to downsize. This delightful home is ready to move into.

Asking Price £170,000 Leasehold

Council Tax Band: B

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- No Forward Chain
- Internal Lift
- Bathroom / W.C.
- Meticulously Refurbished
- Allocated Parking Car
- Lounge / Diner
- En Suite Shower / W.C.
- Vacant Possession
- Modern Kitchen
- 5 Mins walk to Town Centre

Description:

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



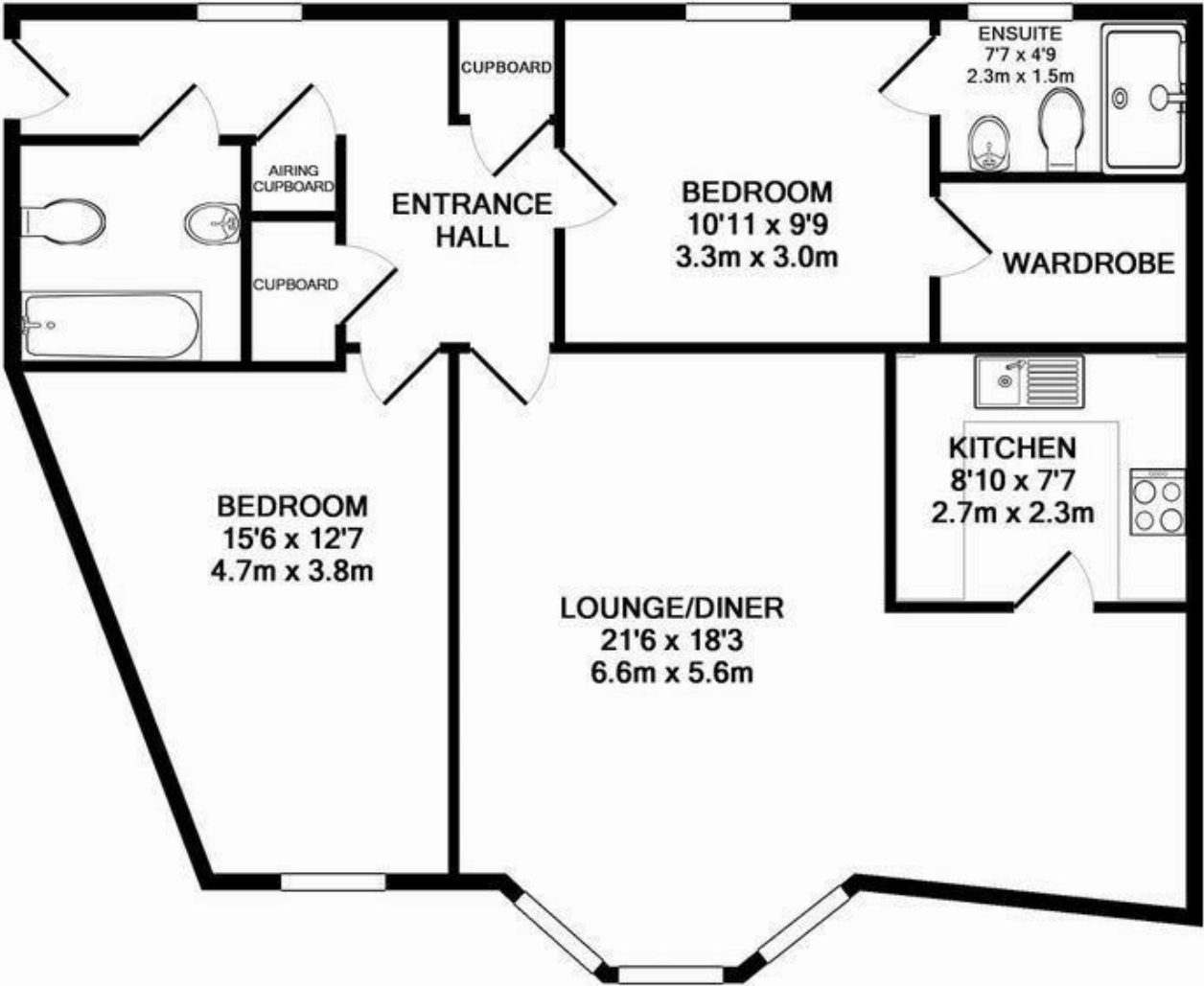
Directions

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		85
(69-80) C	79	
(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		