

Symonds  
& Sampson



6 Belmont Close, Shaftesbury, Dorset

6 Belmont Close  
Shaftesbury  
Dorset  
SP7 8NF

A detached chalet bungalow with lovely front and back gardens, off-road parking and garage on a quiet road a short, level walk to the town centre.



- Quiet location in sought after town
  - Level front and back gardens
  - Garage and off-road parking
- Short walk to the High Street and town centre
- Master bedroom with ensuite shower room
  - No onward chain



Guide Price **£350,000**  
Freehold

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## ACCOMMODATION

A detached chalet bungalow located on a peaceful road with level front and back gardens, a convenient walk from the town's thriving High Street. The internal accommodation is well-presented over two floors. The main sitting room, at the front of the house has an attractive bay window and the kitchen is at the back with French doors opening out to the garden. There is a double bedroom at the front and a single bedroom to the rear overlooking the garden. The master bedroom is on the first floor, with a dressing area and an ensuite shower room.

## OUTSIDE

The property is approached from Belmont Close on to a drive with tandem parking, a car port and garage. The garden at the front is west facing, laid to lawn with a neat herbaceous flower bed and mature hedge border. The back garden is private and enclosed with a well-maintained lawn, flower bed and a paved seating area.

## SITUATION

The Saxon hill top town of Shaftesbury has an excellent range of shop and amenities including a delicatessen, cafes, pubs, restaurant, niche retailers, a boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest.

## DIRECTIONS

What3words:///improvise.garage.picture

## SERVICES

Mains water, electricity, solar panels (owned) gas and drainage are connected to the property. Mains gas central heating system.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D

Agents Notes: Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a member of staff of Symonds & Sampson and as such constitutes a connected person.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy Efficiency Rating		62	67
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			
EPC Directive 2002/91/EC			

Denotes restricted head height

## Belmont Close, Shaftesbury

Approximate Area = 916 sq ft / 85.1 sq m

Limited Use Area(s) = 71 sq ft / 6.6 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1371028

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