Connells

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for sale

£350,000

West Street Fontmell Magna Shaftesbury SP7 0PF

A charming semi detached home with spacious living accommodation and tiered garden nestled within the sought-after village of Fontmell Magna, this semi detached property offers a wonderful blend of character and bright, well-presented accommodation.

With the potential for off-road parking

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West Street Fontmell Magna Shaftesbury SP7 0PF

Entrance Hall

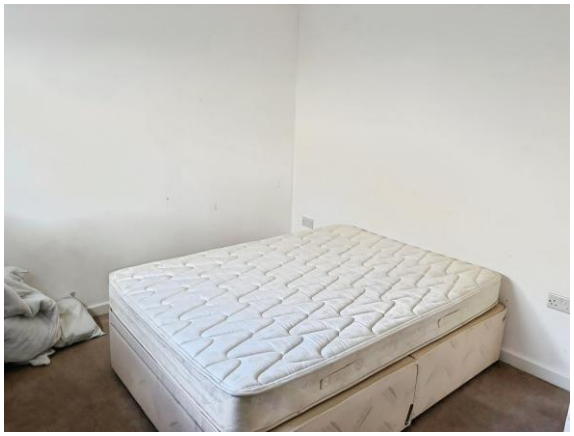
Entered via a UPVC double glazed door, the entrance hall features a practical tiled floor and provides access to the main living areas.

Lounge

14' Max x 13' Max (4.27m Max x 3.96m Max)
Entered via a UPVC double glazed door, the entrance hall features a practical tiled floor and provides access to the main living areas.

Kitchen

16' Max x 11' 1" Max (4.88m Max x 3.38m Max)
A light and spacious kitchen fitted with a range of wall and base units complemented by wooden worktops and a Belfast sink with mixer tap. Integrated appliances include a fridge/freezer and dishwasher, alongside an electric oven and grill with induction hob and extractor hood over. Two double glazed Velux windows and a double glazed rear window provide excellent natural light, while double glazed French doors open onto the rear garden. Further benefits include tiled flooring and a radiator.



Bathroom

Fitted with a bath with shower over and glass shower screen, wash hand basin with storage cupboard beneath, and low-level WC. The bathroom further benefits from tiled flooring and a heated towel rail.

Bedroom 2

10' x 9' (3.05m x 2.74m)
A good-sized double bedroom with a double glazed window to the front aspect and radiator.

Upstairs

Bedroom 1

13' Max x 11' 6" Max (3.96m Max x 3.51m Max)
Double bedroom with double glazed windows to the front and side aspects, built-in wardrobe, loft hatch and radiator.

Cloakroom

Low-level WC, wash hand basin and tiled flooring

Bedroom 3

6' 11" x 6' (2.11m x 1.83m)
Double glazed window to the rear aspect. Suitable for use as a study or home office.

Front Garden

Laid mainly to lawn, with potential to create off-road parking, subject to the relevant permissions.

Rear Garden

The attractive south-facing rear garden is arranged over tiers and enjoys a good degree of sunshine throughout the day. Predominantly laid to lawn, it also features a decked seating area ideal for outdoor entertaining, together with a garden shed providing useful storage.

Parking

On street parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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To view this property please contact Connells on

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SHAFTESBURY SP7 8JG

Property Ref: SFT306464 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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