



**Robin Way**  
Stalbridge, Sturminster Newton DT10 2FW

A beautiful modern two-bedroom semi-detached shared ownership home in the sought-after Dorset town of Stalbridge. Available on a 40% shared ownership basis with the opportunity to staircase to 100%, this beautifully presented home is perfect for first-time buyers looking to get onto the property ladder.

**£98,000 Leasehold**



## The Property

A beautifully presented and modern two-bedroom semi-detached shared ownership home located in the charming Dorset town of Stalbridge. Available on a 40% shared ownership basis with the option to staircase up to 100% ownership, this property presents an excellent opportunity for first-time buyers looking to step onto the property ladder in a sought-after rural location.

Built to a high standard and offered in excellent condition throughout, the home is ready to move straight into and offers bright, spacious, and well-planned accommodation. The property features two generously sized double bedrooms, a modern family bathroom, and the added convenience of a downstairs WC.

The contemporary kitchen comes fitted with a built-in oven and gas hob, while the spacious living room benefits from French doors opening directly onto the rear garden, creating a wonderful indoor-outdoor living space ideal for both relaxing and entertaining.

## Outside

Externally, the property boasts a particularly well-sized rear garden featuring a large patio area and a raised wooden deck, perfect for outdoor dining and summer gatherings. The home also benefits from a private driveway providing off-road parking for two vehicles.



## Location

Stalbridge is a picturesque and welcoming market town offering a variety of local amenities within walking distance, including an independent supermarket, café, pharmacy, flower shop, and a selection of takeaways and local businesses. The area also benefits from excellent transport links, with regular bus services and nearby rail connections from Templecombe station.

## Additional Information

Services: Mains Water, Gas, Electricity and drainage. Local Authority: Dorset Council  
 Council Tax Band: C Energy Performance Certificate (EPC): Rating B – Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.

## Fees

Service charge  
 £31.40  
 Estimated monthly rent  
 £388.46  
 Plus monthly mortgage payment

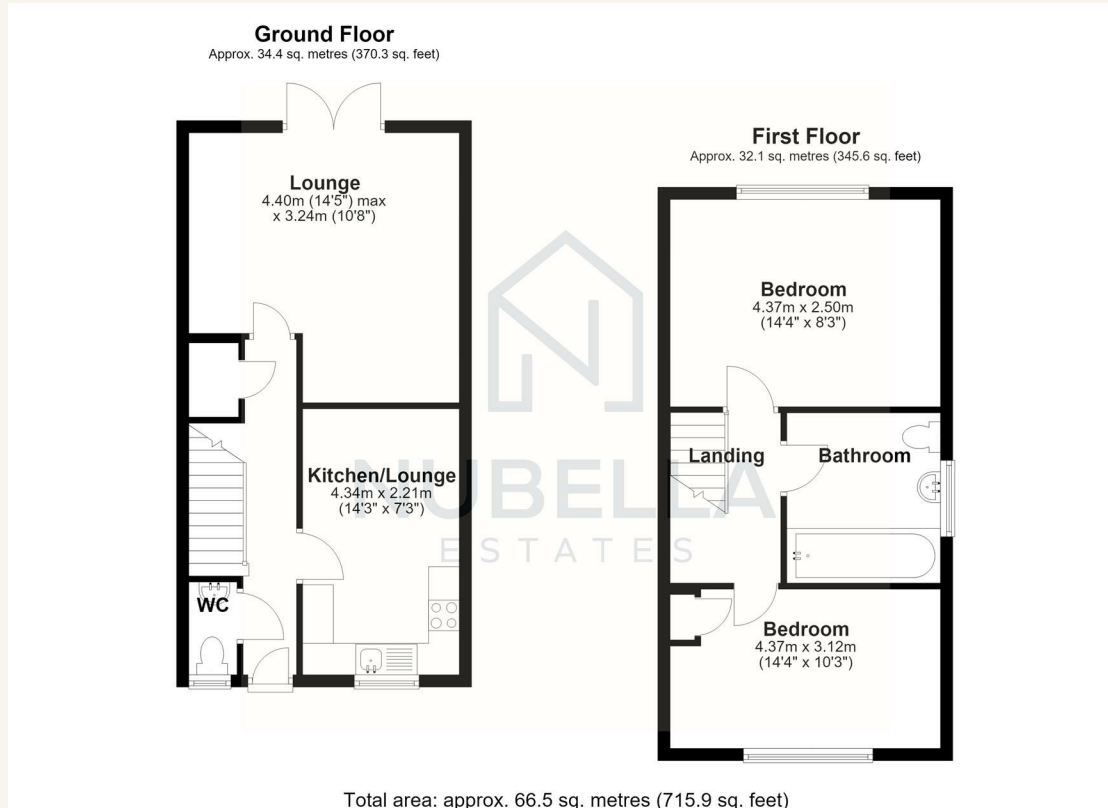
Please note: Local Connection Requirement to Dorset Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.