



Connells

Cann Bridge Cottages
Melbury Abbas Shaftesbury

Cann Bridge Cottages Melbury Abbas Shaftesbury SP7 0BP

for sale offers in the region of
£220,000



Property Description

Nestled in the picturesque village of Melbury Abbas, this delightful 3-bedroom semi-detached cottage offers a perfect blend of character and comfort. The property retains many original features, including exposed beams and feature fireplace creating a warm and inviting atmosphere throughout. A cosy living area, and charming kitchen, it provides a peaceful retreat for those seeking a village lifestyle.

The cottage is set within a beautiful garden, ideal for enjoying the outdoors or gardening enthusiasts. With parking space to the front and potential to extend (subject to planning permissions) the property offers a wonderful opportunity to make it your own.

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.

Located in the heart of Melbury Abbas, an area renowned for its scenic surroundings, rich history and vibrant local community, this property offers the ideal balance of countryside charm and modern convenience. With easy access to nearby amenities, schools, and transport links, this is an opportunity not to be missed.

Lounge

13' 9" x 12' 11" (4.19m x 3.94m)

Single glazed window to the front and a stone fireplace.

Kitchen

14' x 6' 8" (4.27m x 2.03m)

Single glazed window to rear, wall and base units, wooden worktops, electric oven and hob, stainless steel sink and drainer and tiled flooring.

Dining Room

11' 8" x 7' (3.56m x 2.13m)

Double glazed window to the rear, tiled flooring and an understairs cupboard.



Rear Hall

Tiled flooring.

Shower Room

Single glazed frosted window to the side, shower, WC, wash hand basin and tiled flooring.

Landing

Storage cupboard.

Bedroom One

11' 7" x 7' 5" (3.53m x 2.26m)
Front facing single glazed window.

Bedroom Two

13' 10" x 7' 2" (4.22m x 2.18m)
Single glazed window to the rear.

Bedroom Three

9' 3" x 6' 2" (2.82m x 1.88m)
Single glazed window to the front and a fireplace.

Parking

Parking space for the property.

Garden

The garden is laid to lawn with trees and shrubs.

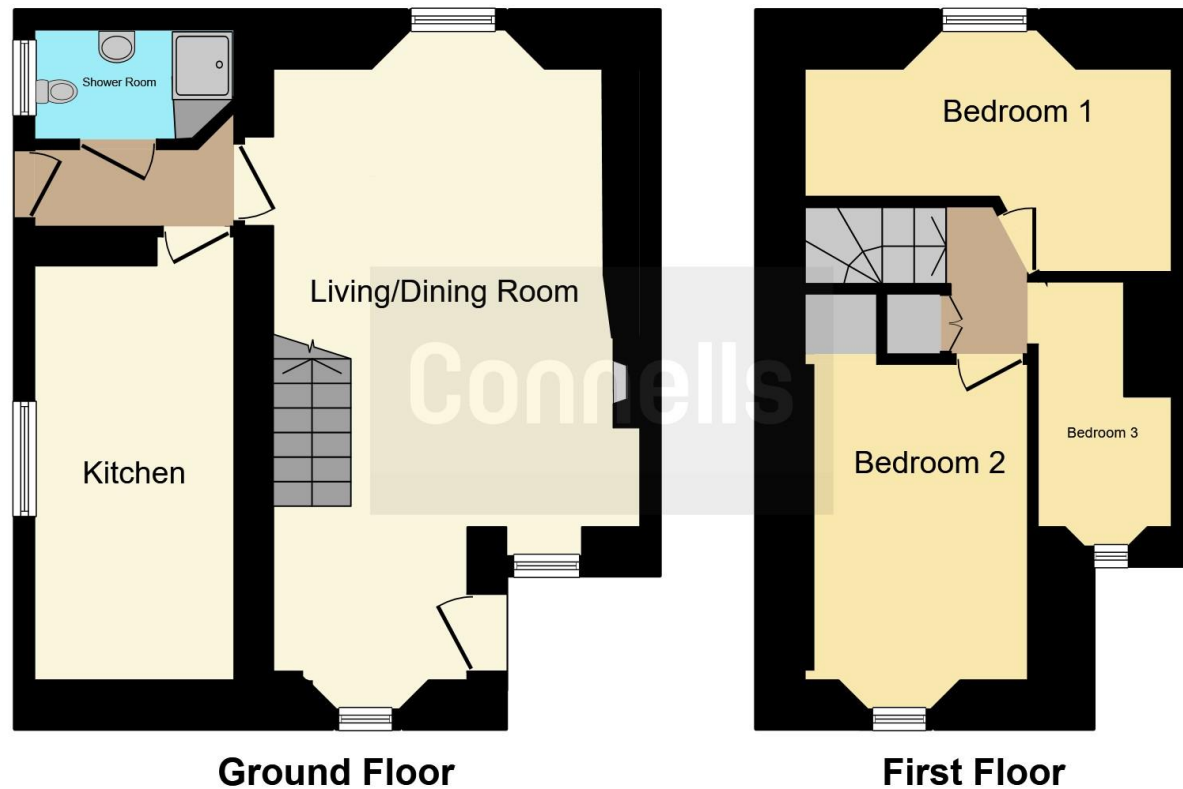
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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34 High Street
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EPC Rating: G Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SFT304301



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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