



**8 WOODMAN COURT,
SHAFTESBURY, SP7 8PY**

**£289,950
FREEHOLD**

A gem of a home. A three bedroom end of terrace town house centrally located with ample driveway parking, lovely courtyard garden, views and studio.



8 WOODMAN COURT



DESCRIPTION

Woodman Court is a lovely, bright, well maintained 3 bedroom end terraced cottage style modern house, located in this centrally located hidden spot, just a minute or so from the High Street.

The home has many features to include a lovely west facing conservatory linked to the spacious sitting room ideal for entertaining, a pretty sunny courtyard garden, the pleasing addition of a studio to the side elevation with power used by the vendor as a games room or alternatively a home office/study, allocated parking to the front and extra parking to the side owned by the property with EV charging point installed.

In brief, the accommodation comprises of an entrance hall, cloakroom, practical modern fitted kitchen, well proportioned living room/dining room and the lovely conservatory adjoining. To the first floor is the main bedroom with a range of fitted wardrobes with plenty of storage and an ensuite bathroom and third single bedroom with fitted storage. To the second floor is a bathroom and further double bedroom again with built in wardrobes and storage and pretty rooftop views of Shaftesbury and distant views to countryside.

Externally, the courtyard is a delight, a colourful space, ideal for lazy evenings. Tucked away to the side is the studio with pathway and gate to side leading to the parking area with further designated bay to front. We highly recommend a viewing of this gem of a home.

SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

Agent's notes: Items included within the sale - curtains, blind, freestanding bedside cabinets and tallboy corner unit in sitting room.

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Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Second Floor

Approx. 20.4 sq. metres (220.1 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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	

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

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