



CHAFFERS
ESTATE AGENTS



**St. Johns Close
Shaftesbury, SP7 9NB**

A substantial three double bedroom detached bungalow set on a much favoured position within the sought after village of Donhead St Mary enjoying an open aspect to the front, stunning views over the rear garden and fields beyond, garage and driveway. Offered to the market with no onward chain.

£375,000 Freehold

Council Tax Band: D

St. Johns Close

Shaftesbury, SP7 9NB



DESCRIPTION

The bungalow is approached via a path through the front garden. The entrance porch has two doors and leads into an inner porch which houses a useful storage cupboard. The inner porch leads into the lounge which has a large window double benefitting from built in to front, a feature fireplace and an opening into the hallway. The fitted kitchen leads off the hallway and has a range of wall and base units with a roll top work surface, electric oven, electric hob, space for a washing machine, space for tumble dryer, space for fridge, space for freezer, stainless steel sink/drainer and a door to the side which allows access to the garage and into the garden.

The hall gives access to the bathroom which has a suite comprising a bath, separate shower, WC and hand wash basin partially tiled with an obscure window to the side. The main bedroom is of good size and benefits from built in

wardrobes and a window to the rear with facilities for everyday needs. A main line stunning views of the garden and fields beyond. The second bedroom is also located at the rear of the property with patio doors leading straight out to the garden. The third bedroom is also a wardrobes.

Outside, the wrap-around rear garden has views over fields and has been well maintained with the majority laid to lawn and a small paved patio seating area. The garage has an up and over door with driveway parking.

SITUATION - Donhead St. Mary

Donhead St Mary adjoins the very popular village of Ludwell which has a great Post Office / General Store, Butchers, Thatched village Pub, Primary School, Parish Church and bus services, whilst only being 3 miles from the ancient Saxon hilltop town of Shaftesbury which a good range of

station is available at Tisbury (Exeter ~ Waterloo) approximately 7 miles and the cathedral city of Salisbury is about 19 miles distant.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil central heating.

Council Authority: Wiltshire Council ~

Council Tax Band: D

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: D



Directions



Floor Plan: Not to scale ~ For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	