



CHAFFERS

ESTATE AGENTS



71 Marlott Road

Dorset, SP8 4FA

£185,000 Freehold



Welcome to this charming modern one bedroom coach house with single garage and parking, conveniently located close to local shops, nursery, doctor/dentist surgeries and countryside walks. The town centre and mainline train station (Exeter-London/Waterloo) are approx. 10-15 min walk. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space. EPC Band:- TBC



DESCRIPTION

A delightful and spacious coach house offering bright accommodation with garage and parking space, ideally suited to a single professional or couple seeking a stylish living space. Conveniently located close to local shops, nursery, doctor/dentist surgeries, primary school and countryside walks with the town centre and mainline train station (Exeter-London/Waterloo) being approx. 10-15 min walk.

Upon entering this wonderful property, you will find a well proportioned, double aspect lounge/dining room featuring a fire place with mantel surround that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests; a good sized modern kitchen fitted with a range of floor and wall units including a built in electric oven, gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine, ceiling lights and convector heater; the landing provides access to the loft; a good sized double aspect bedroom with airing cupboard; finally there is a modern bathroom fitted with a white suite comprising:- panelled bath with mixer tap shower attachment and electric shower over with screen, pedestal wash basin, low level WC, extractor fan and velux window.

Additional benefits include gas central heating, double glazing and a single garage which is located beneath the property.

Garage (5.62m x 2.61m) with up and over door, light and power. The gas boiler can be found inside the garage. There is also a useful storage cupboard.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, building society, library, 3 primary schools and well renown secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

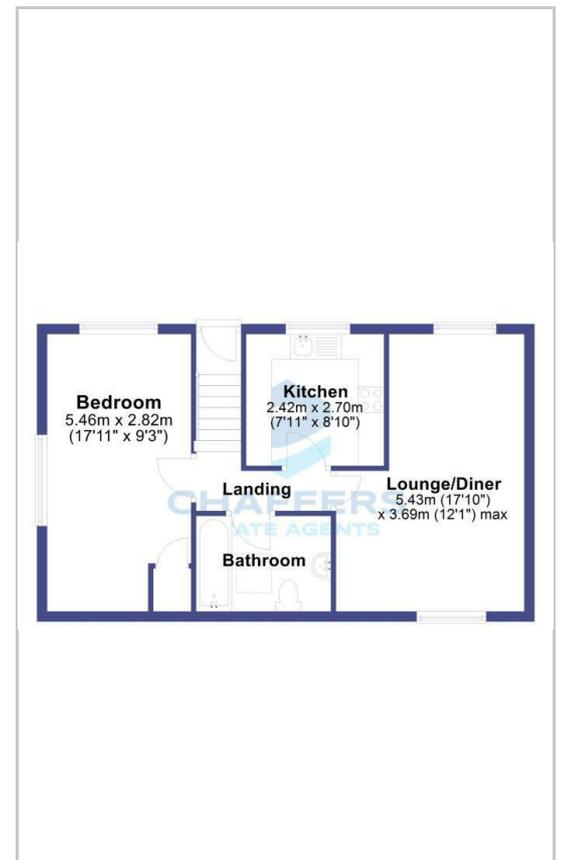
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

Area Map



Floor Plans



Energy Efficiency Graph

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

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.

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