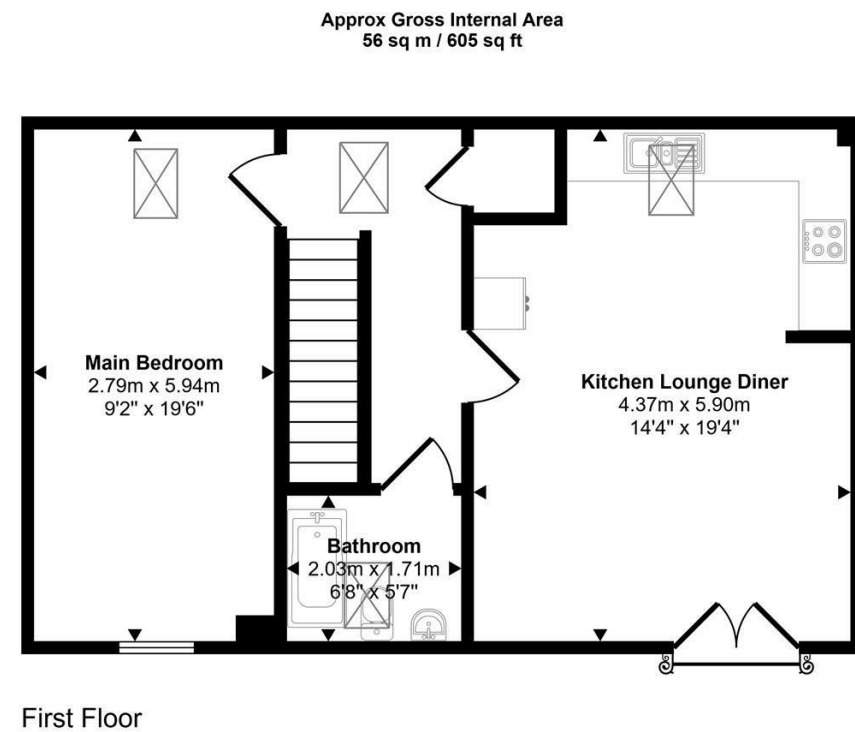




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Indus Road
Shaftesbury

Guide Price
£180,000

Set on the rural fringe of Shaftesbury, this notably spacious one-bedroom semi-detached coach house offers far more accommodation than typically expected from this style of property. Enjoying an elevated position with no houses directly opposite, the home looks out over established trees and green space, creating a surprisingly private and open feel.

The property has been occupied by the current owner for around a year and is presented in good order throughout, offering a ready-made option for first-time buyers, downsizers or investors alike. With a generous internal layout, high ceilings and excellent natural light, the accommodation feels airy and well-proportioned, while the integral garage below provides valuable storage and practicality, complete with power and lighting.

Situated within a convenient development just outside Shaftesbury, the location benefits from a local shop close by and pleasant walks directly from the doorstep, blending everyday convenience with easy access to countryside surroundings. The vendor has found an onward purchase and is motivated to proceed.



The Property

Accommodation

Inside

The accommodation is arranged over the first floor, with a private entrance leading up to a bright and welcoming open-plan kitchen, living and dining space. This is the heart of the home and immediately stands out for its scale, comfortably accommodating distinct seating and dining areas without feeling compromised.

The sitting area enjoys a high ceiling height which enhances the sense of volume, while a Juliet balcony draws in natural light and frames leafy views across the green space beyond, giving the room a calm and open outlook rarely found in similar properties.

The kitchen is modern in style, fitted with clean-lined slab units and laminate worktops, providing a practical and contemporary workspace that sits comfortably within the open-plan layout. There is ample storage and worktop space, making it well suited to everyday

living.

The bedroom is a generous double, offering a peaceful retreat with space for freestanding furniture, while the bathroom is fitted with a white suite and skylight, allowing daylight to filter in and adding to the bright feel of the home.

Overall, the interior is well balanced, light-filled and notably more spacious than expected, making it an appealing and versatile home.

Outside

Beneath the accommodation sits a large integral garage, providing secure parking or excellent storage, and benefitting from both power and lighting. There is also a useful store located to the rear, tucked neatly beneath the stairs, ideal for bikes, outdoor equipment or additional belongings.

While the property does not have a garden, the outlook more than compensates. With no houses directly opposite, the Juliet balcony enjoys views across trees and communal green space, offering a pleasant sense of

separation and privacy that is rarely found in similar coach house properties.

Despite its peaceful setting, Shaftesbury town centre is within easy reach, with supermarkets, doctors, dentists and an active high street all approximately a 10–15 minute walk away. This balance of convenience and accessibility makes the location particularly appealing for those seeking low-maintenance living without sacrificing everyday amenities.

Important Information

Heating: Gas fired central heating

Drainage: Mains

Windows: uPVC

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

Onward Chain: Vendors need to find an onward purchase

£157.00 Yearly Estate Charge

Location

What3words - blocks.yelled.coached

Post Code - SP7 8FU

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.