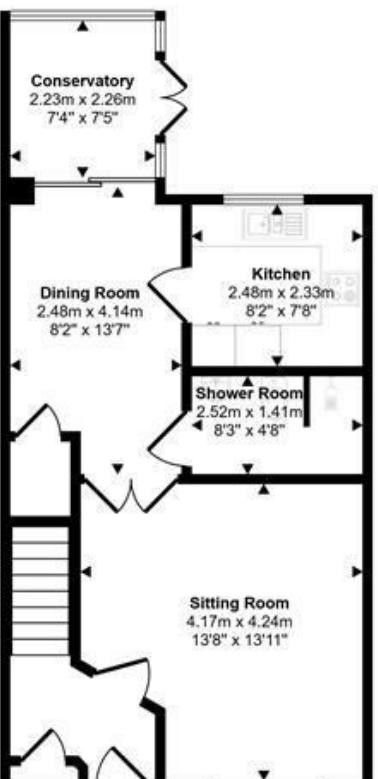
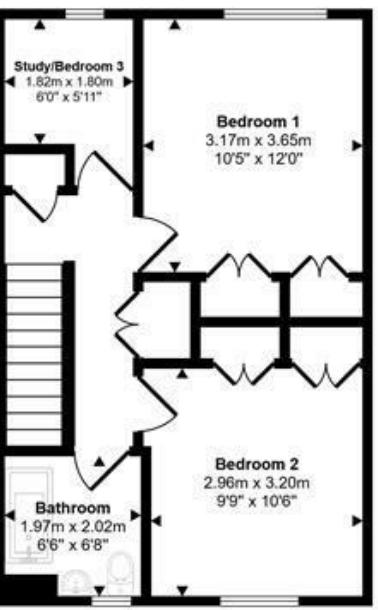


Approx Gross Internal Area
91 sq m / 982 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft



First Floor
Approx 42 sq m / 457 sq ft

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 Mede Snappy 360.

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Sturminster Newton
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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	78	91
	EU Directive 2002/91/EC	

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selling and letting properties



Stapleford Court
Stalbridge

Offers In Excess Of
£200,000

OVER 55's ONLY. Presented to the market with the advantage of no onward chain is this bright and spacious mid terrace modern cottage with two/three bedrooms and three/four reception rooms. The property forms part of a small gated community that is especially designated solely for those over 55 years of age. Ideally located, the complex is just a short walk to all the town's amenities, which include an award winning supermarket, family run butchers, post office and dentist surgery. There is also a highly rated primary school, community run library, optician's, chemist and petrol station. Stalbridge is only a 15 minute drive to the historic Abbey town of Sherborne and only a 3 mile drive to Templecombe where there is a mainline train station serving London Waterloo and Exeter, St. David's.

The property was built in 2009 by Archstone Lifestyle Developments to offer independent living with the support of an on-site maintenance manager who is available during weekday mornings. The property offers an ideal downsized without compromising on internal space - there are three generously sized ground floor reception rooms - ideal for entertaining family or visitors, and the ground floor shower room provides a future proof should health circumstances change. There are two double sized bedrooms plus a further room that lends itself as a home office or occasional bedroom.

Outside, there is a personal courtyard that looks out over the peaceful and attractive southerly facing communal areas and there is a car barn with space for one car opposite the property.

The cottage offers a wonderful lifestyle change where you can integrate, if you wish with other residents or join any of the many societies that the town offers. This lovely home must be viewed to fully appreciate all that it has to offer as well as the location.

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The Property

Accommodation

Inside

Ground Floor

A timber front door with glazed pane opens into the entrance hall. This has a cupboard housing the electrics and stairs rising to the first floor. A white panelled door opens into the bright and spacious sitting room that has an aspect to the front of the house. Part glazed double doors open into the dining area, which has access to a large under stairs cupboard plus doors to the shower room, kitchen and conservatory.

The conservatory has full height windows to the rear and side overlooking the communal grounds plus double doors to the side that open to the courtyard. There are roof blinds and vertical blinds for the windows. The kitchen has a view to the rear over the grounds and is fitted with a range of wood grain effect units consisting of floor cupboards, separate drawers and eye level cupboards with counter lighting under. There is a good amount of work surfaces with a tiled splash back and a one and a half stainless steel sink and drainer with a mixer tap. The built in appliances consist of dishwasher, washer/dryer and fridge/freezer. There is also an electric oven with microwave above and a gas hob with an extractor hood over. For easy cleaning the floor is laid to tiles.

Also on the ground floor is a good sized useful shower room that is fitted with a pedestal wash hand basin with mono tap, mirror above and shaver socket to the side, low level WC with dual flush facility and tiled walk in shower area with a mains shower. The walls and floor are laid to tiles.

First Floor

Stairs rise to a roomy galleried landing with access to the loft space plus a double sized airing cupboard housing the hot water cylinder. There is a separate cupboard housing the gas fired central heating boiler and programmer. White panelled doors open to all rooms. There are two double bedrooms, both with fitted wardrobes and the main with chest of drawers and dressing table. Bedroom one looks out over the communal grounds and bedroom two has a front aspect with a partial countryside view in the distance.. There is also a further room that could be a small bedroom but is designed to be used as a study.

The bathroom is fitted with a modern suite consisting of low level WC with dual flush facility and concealed cistern, semi recessed circular wash hand basin with mirror and shaver socket above and there is a bath with mixer taps and mains shower over plus full height tiling to the surrounding walls. The floor is laid to tiles.



Outside

Parking

Opposite the property there is a double sized car barn - the property owns the right hand space. There are also visitor spaces within the development or a free carpark just before the entrance.

Courtyard and Grounds

The property benefits from a small partly enclosed paved courtyard that opens to the communal grounds. The communal gardens offer a pleasant and peaceful area that boast a southerly facing aspect with a number of open spaces. The gardens are laid to lawn and interspersed with shrubs and flower beds and stocked with a variety of trees. Benches are scattered throughout the development where one may sit and enjoy a quiet moment. All communal areas have external timed lighting operating from dusk to 10.30pm and from 6am until light in the darker months.

Useful Information

Energy Efficiency Rating C

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

No Onward Chain

The development is managed by Broadleaf Management Services with a yearly charge of £3689 annually (2 x £838.50 & 2 x £1006).

The charge covers a comprehensive range of services, which includes building insurance, external painting, maintenance manager on site in the mornings of Monday to Friday, upkeep of all communal gardens and buildings, all window cleaning (including the conservatory) and security and lighting. The ground rent is £335 per annum fixed until 2028.

The property is sold under a Freehold Transfer, which means that the land it is built on and its private garden are owned by the property.

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the garage/petrol station and through the single lane and turn right on to Station Road. Turn right to the car park and library. The gates to the development will be in front. Proceed on foot through the gates. The property will be found a short distance on the right hand side. Postcode DT10 2FD

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 firms employment has the authority to make or give any representation or warranty in respect of the property.