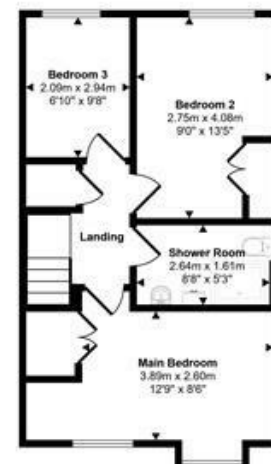
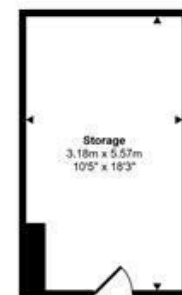




Ground Floor
Approx 59 sq m / 635 sq ft



First Floor
Approx 44 sq m / 471 sq ft



Outbuilding
Approx 18 sq m / 190 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Stourcastle
Sturminster Newton

40% Shared ownership
£102,000

A well presented three bedroom mid terrace home, finished with attractive cedar cladding to the front and rear, situated on the edge of Sturminster Newton within the heart of the Blackmore Vale. A popular and well served market town, Sturminster Newton offers a good range of everyday amenities alongside the North Dorset Railway, which is within easy reach directly from the property.

Extending to approximately 1,100 square feet across two floors, the accommodation is generously proportioned throughout. On the ground floor a sitting room sits alongside a kitchen diner, a utility room, a ground floor WC and a study, with an extension to the rear creating a generous additional dining space. Upstairs three bedrooms are served by a shower room, with the two larger bedrooms both benefiting from fitted storage.

Outside, an enclosed south westerly facing rear garden is low maintenance and enjoys a good level of privacy. A garage/storage room with a parking space directly in front is situated a few doors down from the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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Sturminster Newton
Dorset
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The Property

Inside

Ground Floor
Entering through the front door, the hallway leads through to the principal ground floor rooms. The sitting room is a generous reception space which leads through to the dining room, housed in the extension to the rear, creating a bright and versatile additional space with French doors opening directly out to the garden.

The kitchen has been recently updated with modern units and a full complement of integrated appliances. A window overlooks the front of the property and there is space for a dining table, making it a sociable and practical everyday space. A ground floor WC completes the accommodation at this level.

First Floor

Stairs rise to the first floor landing where three bedrooms are found. The main bedroom and bedroom two both benefit from fitted storage whilst bedroom three is a good sized

single. A shower room serves all three rooms.

Outside

Garden
A south westerly facing rear garden is fully enclosed and enjoys a good level of privacy. Easy to maintain, it is laid mainly to artificial turf with established trees and planting throughout.

Garage and parking

A garage/storage room is situated a short distance from the property with a parking space directly in front. Visitor parking also available directly in front of the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Service Charge: £44.42 per calendar month
Rent: From £358 per calendar month
Mains Drainage
Gas Fired Central Heating
Upvc Double Glazing
Leasehold - 109 years remaining

The Shared Ownership Company is Stonewater.
Vendors will need to find onward purchase

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 1FF

What3words
///scoop.outwards.averts

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.