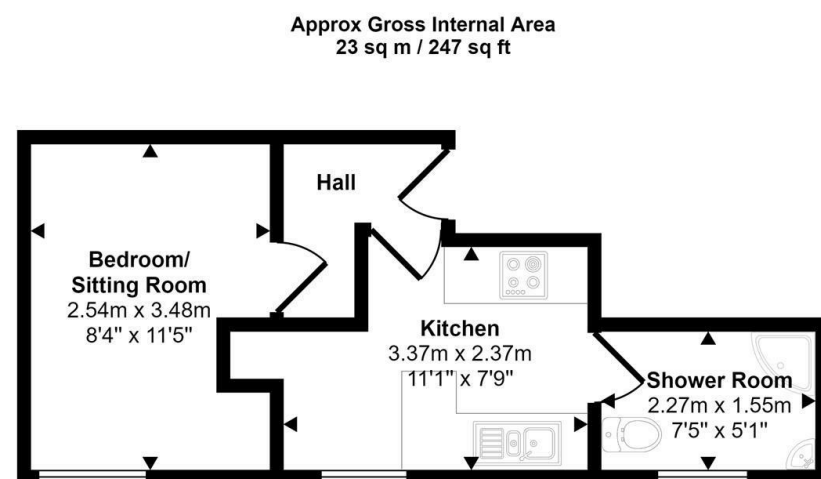




Floorplan

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.



Bridge Street
Sturminster Newton

Asking Price
£60,000

This easy-to-maintain top floor apartment offers a fantastic opportunity for first-time buyers, investors, or anyone seeking a convenient town-centre base. Situated right in the heart of town, it's just a short stroll from all local amenities, with beautiful countryside and scenic river walks also close by.

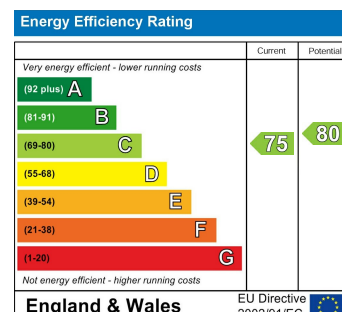
The apartment includes a bright kitchen/dining room, a modern shower room, and a versatile bedsitting room, perfect as a comfortable living space or even a base for work-from-home life. With no onward chain, it's ready to go—ideal as a low-hassle crash pad, rental property, or business hub.

An added bonus: there's the option to purchase the ground floor shop below, creating a rare opportunity to combine work and living space. The flat could easily be used as offices associated with the shop, making this a flexible and attractive investment. Please see separate listing.

A unique and affordable opportunity in a sought-after location—don't miss out!

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Accommodation

Inside

From the street a timber door opens into a spacious entrance hall, where stairs rise to all floors. The apartment is located on the top floor. The door opens into a communal entrance with further door opening into the flat's entrance hall. From the hall doors lead off to all rooms. For practicality and appearance there is wood effect flooring that continues into the kitchen.

The kitchen has a sash window with a deep sill to the front of the building and is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards. There is a good amount of wood effect work surfaces and a stainless steel sink and drainer with a swan neck mixer tap. The electric oven is built in with a ceramic hob above

and tiled splash back. There is space for a fridge/freezer and plumbing for a washing machine. In addition, there is enough room for a small dining table.

The shower room also has a sash window and deep sill to the front elevation and is fitted with a corner shower cubicle and electric shower, WC and pedestal wash hand basin.

The bedsitting room has a sash window with a deep sill to the front and there is flexibility as to how to layout the room.

The Shop - Optional Purchase

The shop is on the ground floor fronting the street with access off the street. There is potential to create a door from the buildings entrance hall into the shop. There is plenty of scope and possibilities as to how the space is use - subject to planning. Please see separate listing - guide price £110,000.

Useful Information

Energy Efficiency Rating tba
Council Tax Band tba
Sustainable Wood Framed Sash Windows
Mains Drainage
No Onward Chain
Leasehold
Term of Lease..... 999 years
Ground Rent..... £60 per annum
Service Charge..... £600 per annum

Directions

From the Sturminster Newton Office

Turn left out of the office and proceed onto Bridge Street. The property is on the left hand side
Postcode DT10 1AP

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.