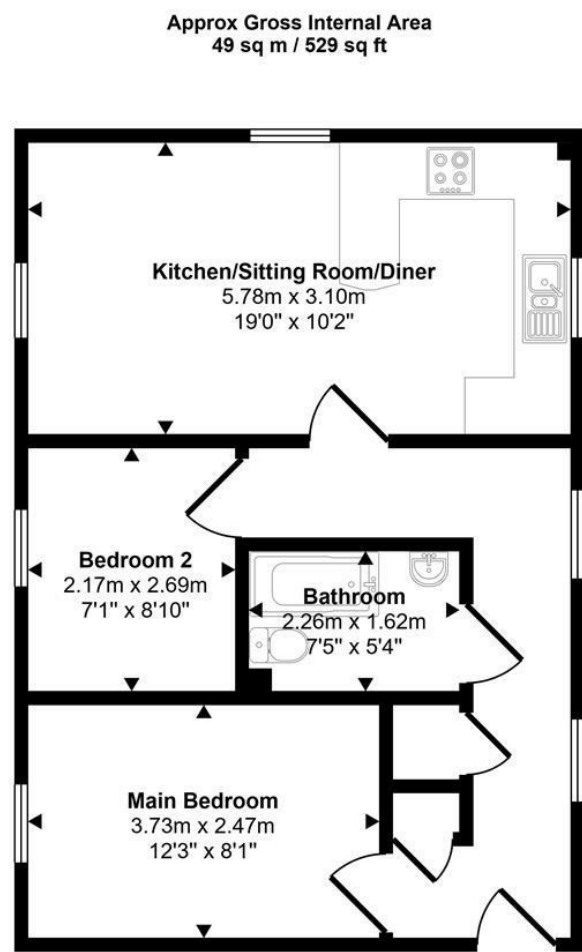


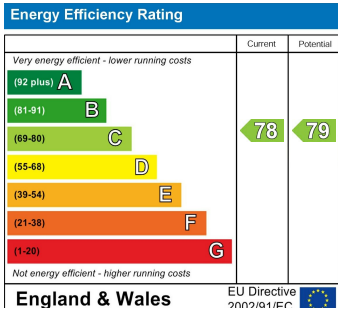


Floorplan

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



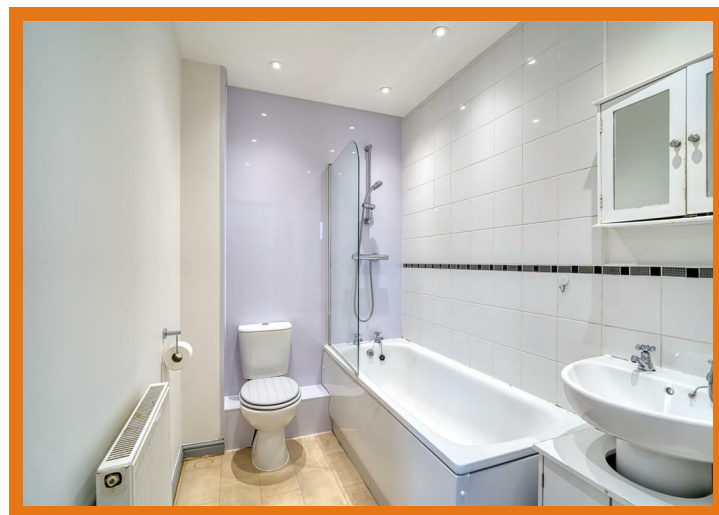
North Fields
Sturminster Newton

Asking Price
£125,000

A well presented two bedroom first floor apartment, situated in a popular residential area of Sturminster Newton within easy reach of the town centre. A short walk into town reveals a good range of shops, pubs and schooling for all ages, with some wonderful country and riverside walks also close by. The property has recently been re-decorated and is offered for sale with no onward chain.

The accommodation comprises a light and welcoming entrance hall with good built-in storage, a generous open plan living and kitchen area with breakfast bar, and two good sized bedrooms both served by a family bathroom. Laminate flooring runs throughout, making it a practical and easy to maintain home.

Outside, one allocated parking space is included to the rear of the building, with communal grounds to the front. The property is leasehold and subject to a small annual ground rent and service charge.



The Property

Inside

A light entrance hall with two useful storage cupboards leads through to all principal rooms. The open plan living space is a bright and generous room enjoying a double aspect, with a breakfast bar and a kitchen area fitted with wood grain effect units, generous work surfaces and a built-in electric oven and gas hob with extractor over, along with space for a washing machine and fridge freezer.

Two good sized bedrooms are found, both enjoying a pleasant outlook, and are served by the family bathroom.

Outside

One allocated parking space is located to the rear of the building, with a communal grassed area and path to the front leading to the main entrance.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Gas Fired Central Heating
Upvc Double Glazing
Mains Drainage
No Onward Chain
Leasehold; 978 years remaining
Service Charge of approximately £1,125pa
Ground Rent of approximately £125pc

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 1AS

What3words
///softly.interviewer.automatic

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.