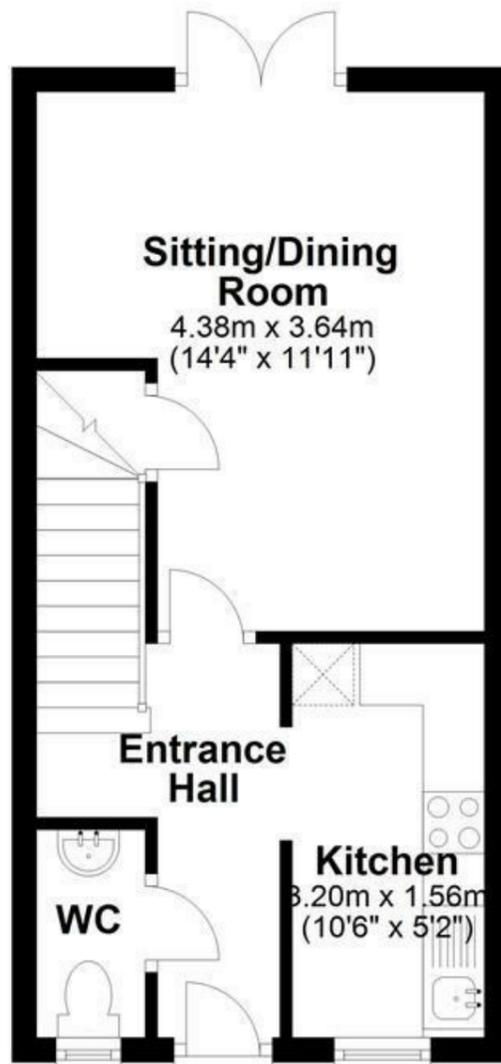


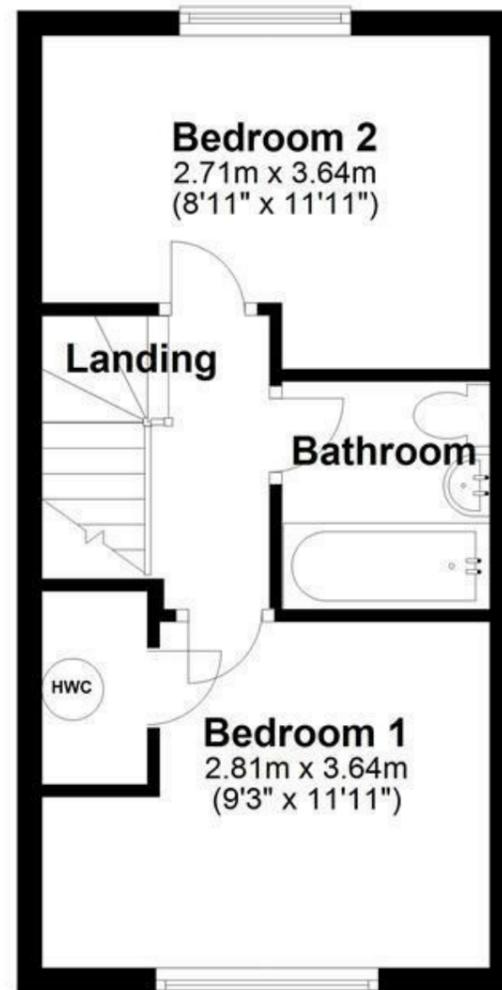
Ground Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.2 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Truman Terrace
Henstridge

Guide Price
£210,000

A great opportunity to buy this delightful mid terraced house, which offers nicely proportioned accommodation, two double bedrooms and is presented to the market with the bonus of no onward chain. The property is located in the popular Somerset village of Henstridge and is a short walk to highly rated Primary School, two public houses, Village Hall and local shop with Post Office. The property benefits from excellent communication links within easy access to the A30 and A303 and mainline railway station at Templecombe, with direct trains to London, is less than 2 miles from the property. The property is about sixteen years old and over the last five years it has been extremely well maintained and has benefitted from new flooring throughout the ground floor and most of the external fencing has been replaced. This lovely home makes a great purchase for many buyers including first time buyers, an ideal investment for the rental market, as well as fulfilling many other requirements. A viewing is strongly urged to truly appreciate this wonderful home and it is suggested that an early viewing be arranged so as not to miss out on the chance to be the next owner.

In brief, the ground floor accommodation consists of good sized bright and welcoming entrance hall, combined sitting and dining room with double doors leading out to the rear garden plus kitchen fitted with cupboards and some built in appliances. There is also a cloakroom. On the first floor there is the bathroom and two double bedrooms. Outside, there is an allocated parking space and a long enclosed rear garden.



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed uPVC front door opens into a good sized, bright and welcoming entrance hall. Ceiling light. Smoke detector. Electric heater. Power points. Wood effect laminate flooring. Stairs rising to the first floor, opening to the kitchen and white panelled doors to the cloakroom and to the:-

Sitting/Dining Room

Double doors opening out to the rear garden. Ceiling light. Wall mounted electric panel heater. Power, telephone and television points. Door to large understairs storage cupboard fitted with light and shelves. Wood effect laminate flooring.

Kitchen

Window to the front with view of countryside in the distance. Ceiling light. Power points. Fitted with a range of country style kitchen units consisting of floor cupboard, some with drawers and eye level cupboards. Good amount of wood effect work surfaces and tiled splash back. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for a fridge/freezer. Built in electric oven and hob with extractor hood over. Wood effect laminate flooring.

Cloakroom

Obscured glazed window to the front elevation. Ceiling light. Electrical consumer unit. Fitted with a low level WC and pedestal wash hand basin. Wood effect laminae flooring.

First Floor

Landing

Stairs rise and curve up to the galleried landing. Ceiling light. Smoke detector. Power points. White panelled doors to all rooms.

Bedroom One

Window to the front with views of the Blackmore Vale in the distance. Ceiling light. Wall mounted electric heater. Power and telephone points. Large airing cupboard housing the hot water cylinder and fitted with slatted shelves.

Bedroom Two

Window with outlook over the rear garden. Ceiling light. Wall mounted electric heater. Power points.

Bathroom

Ceiling light. Electric heater. Fitted with a modern suite consisting of low level WC with dual flush facility, pedestal wash hand basin with tiled splash back, mirror fronted bathroom cabinet over plus shave light and point plus bath with mixer tap and electric shower over and full height tiling to the surrounding walls. Slate effect vinyl flooring.

Outside

Parking and Garden

The property has one allocated parking space, which is located straight ahead as you drive into Truman Terrace. To the back of the house there is a long garden with a paved patio and path that leads to the bottom where there is a

gravelled seating area and garden bar shed. The remaining garden is laid to lawn, fully enclosed and has a timber gate to the rear.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Electric Heating
uPVC Double Glazing
Mains Drainage
Freehold
No Onward Chain

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 about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through the calming system and proceed through the village. At the traffic lights turn right, then right into Vale View. Truman Terrace will be found at the end of the cul de sac - straight ahead. Postcode BA8 0AT

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.