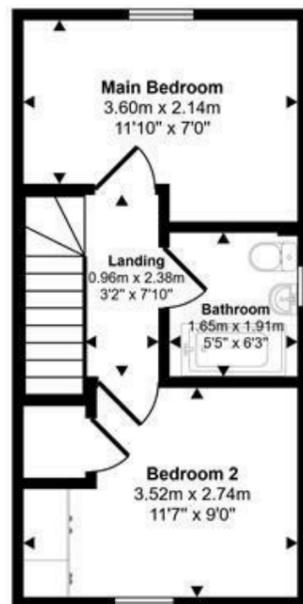


Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 27 sq m / 291 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 Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C	73	
(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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Truman Terrace Henstridge

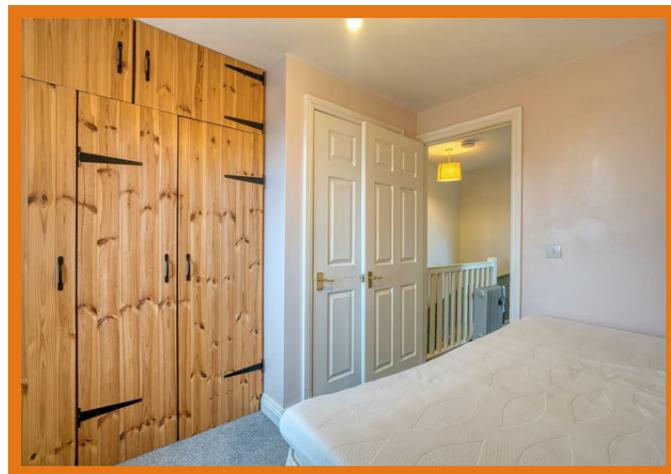
Guide Price
£185,000

A well presented end of terrace home situated within the popular village of Henstridge. The property offers well arranged accommodation set over two floors together with an enclosed rear garden enjoying a south-westerly aspect.

The ground floor provides comfortable living space designed for everyday use, with a bright reception room that opens directly onto the garden, allowing natural light to flow through the room and creating a pleasant connection between the indoor and outdoor spaces. The property also benefits from a useful external storage room which runs the length of the side of the house, providing excellent space for bicycles, garden equipment or general storage.

Upstairs the property offers two double bedrooms and a family bathroom, creating well balanced accommodation suited to a range of buyers. The home also benefits from an allocated parking space and is offered for sale with no onward chain.

Henstridge is a well regarded village located on the Dorset/Somerset border, enjoying a convenient position for access to nearby towns and surrounding countryside.



Accommodation

Inside
The property is entered through a front door into the hallway which provides access to the main ground floor rooms together with the staircase rising to the first floor. A WC is also conveniently located on the ground floor.

The sitting room is a well proportioned reception space providing ample room for seating and everyday living. French doors open onto the rear garden allowing plenty of natural light into the room.

The kitchen is fitted with a range of units and worktop space and incorporates a built-in electric oven with electric hob. There is also space and plumbing for a washing machine together with space for a fridge freezer.

On the first floor the landing leads to two double bedrooms. Bedroom two benefits from built in wardrobe

space providing useful storage. The accommodation is completed by the family bathroom which is fitted with a bath, wash hand basin and WC.

Outside
The rear garden is enclosed and enjoys a south-westerly aspect. The garden is mainly laid to lawn with a patio area suitable for outdoor seating and dining.

A greenhouse is positioned within the garden and there is also a useful external storage room running the length of the side of the property, providing additional storage for bicycles, tools or garden equipment. The property also benefits from an allocated parking space.

Useful Information
Energy Efficiency Rating C
Council Tax Band B
Electric Heating
Upvc Double Glazed Windows

Mains Drainage
Freehold
No Onward Chain

Location and Directions
Henstridge is a well served Somerset village offering a range of everyday amenities including a village shop, public houses, primary school and community facilities. The village enjoys a convenient position close to the Dorset and Somerset border and provides good access to the surrounding countryside.

The nearby towns of Sherborne, Wincanton and Sturminster Newton offer a wider range of shopping, schooling and leisure facilities. Mainline railway services to London Waterloo are available from Sherborne and Templecombe.

Postcode BA8 0AT

What3words ///frail.grades.armful

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