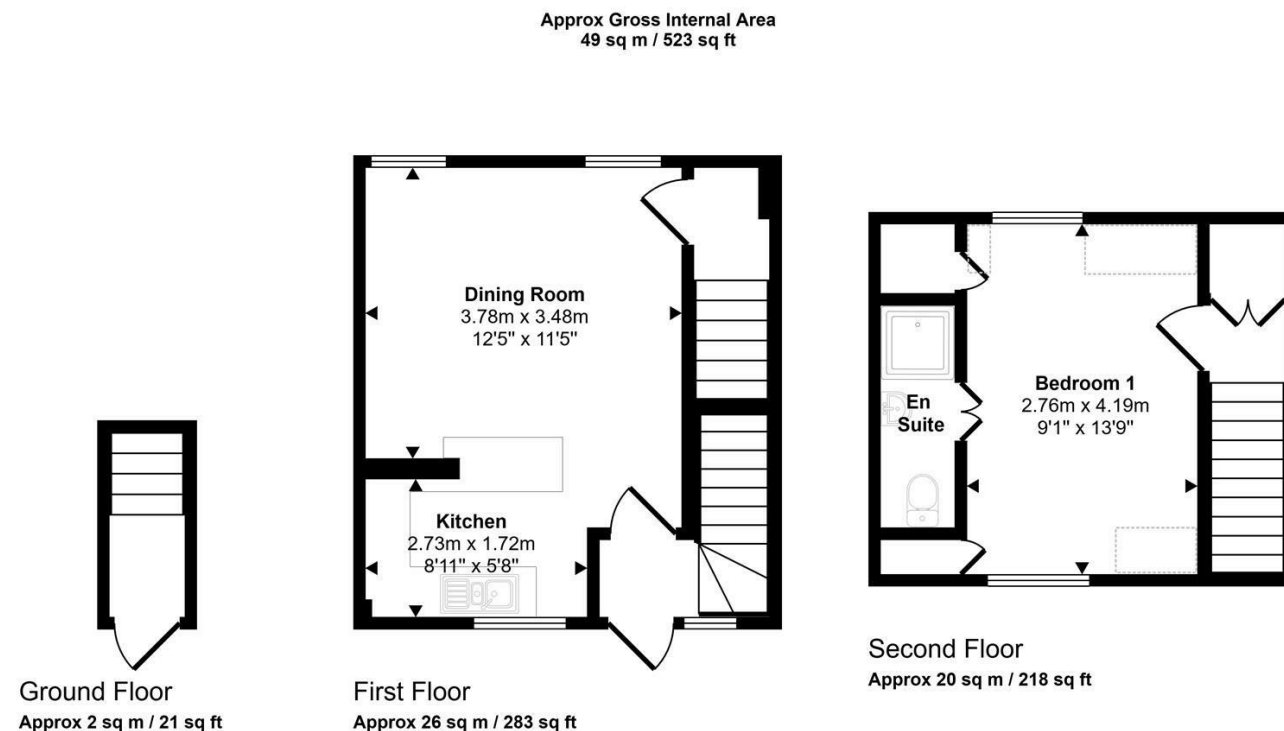




Denotes head height below 1.5m

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

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sales@mortonnew.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		



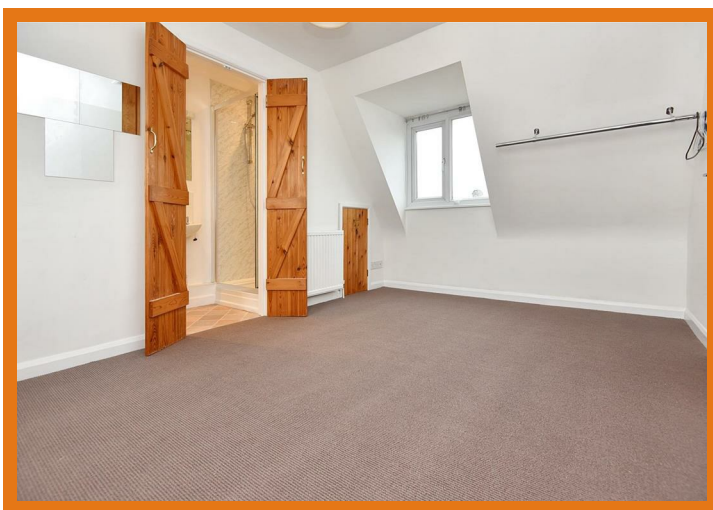
Market Cross Sturminster Newton

Guide Price
£146,500

Located in the heart of Sturminster Newton, this well-presented one-bedroom property enjoys a highly convenient town centre position with the benefit of a designated parking space. Set within Market Cross, the property offers immediate access to a wide range of local amenities, independent shops, cafés and everyday services, making it an ideal choice for first-time buyers, investors or those seeking a low-maintenance home within a thriving Dorset market town.

The property forms part of an established and characterful central development, combining practicality with a pleasant sense of privacy away from the main road. Its manageable size and thoughtful layout make it easy to maintain while still providing comfortable and efficient living space. The convenience of having amenities quite literally on the doorstep enhances day-to-day living, whether for work, leisure or socialising, and adds to its long-term appeal.

With a long lease of approximately 980 years remaining, no ground rent or service charge, and no onward chain, the purchase process is straightforward and attractive. Whether as a permanent residence, lock-up-and-leave base or rental investment, this represents a smart and flexible opportunity in a highly desirable and well-served location within the town.



The Property

Accommodation

Inside

The property is accessed via a communal walkway leading to a private entrance. Inside, the main living space is arranged in an open-plan layout, combining the sitting area with the kitchen to create a practical and sociable environment, well suited to modern living. The kitchen has a traditional feel and is fitted with wood-effect work surfaces and a stainless steel sink and drainer, with space for under-counter appliances. The layout offers an excellent opportunity for a purchaser to personalise the space and tailor it to their own taste or style, if desired. The floor is laid with practical tile-effect vinyl, ideal for everyday use.

The bedroom is a comfortable double and benefits from built-in wardrobe and storage cupboards, providing useful storage while also offering scope for reconfiguration or

updating to suit individual needs. A well-appointed bathroom completes the accommodation.

Overall, the property provides a well-balanced and manageable layout, with the added advantage of allowing a buyer to make it their own over time.

Outside

The property benefits from a numbered parking space, a valuable asset for a central town location. There is no private garden, ensuring low-maintenance living, while nearby green spaces and riverside walks provide excellent outdoor options close by.

Useful Information

Heating: Gas
 Drainage: Mains
 Windows: uPVC
 EPC Rating: C
 Council Tax Band: A
 Tenure: Leasehold – 1000-year term with approximately 980 years remaining

No ground rent
 No service charge
 No Onward Chain

Location and Directions

Sturminster Newton is a popular and well-served Dorset market town, offering a wide range of independent shops, supermarkets, cafés, schools and leisure facilities. The town is particularly well known for its scenic riverside walks along the River Stour and access to the Trailway, providing picturesque walking and cycling routes through the surrounding countryside. Market Cross is ideally positioned to enjoy all that the town has to offer, with amenities right on the doorstep. Postcode - DT10 1AN
 What3words -
 ///heaven.tastings.ghosts

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.