



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.



Filbridge Rise Sturminster Newton

Guide Price
£230,000

A well proportioned semi-detached bungalow with two bedrooms, presented to the market with the bonus of no onward chain. Situated in the market town of Sturminster Newton, the property is within easy reach of a good range of everyday amenities and the surrounding countryside.

The property offers scope for a purchaser to enhance and improve to their own taste. A front porch leads directly into the sitting room, which has an electric feature fireplace and a window overlooking the front of the property. The traditional kitchen also offers scope to modernise and has a door leading through to a useful rear porch, which could equally serve as a utility room, with access out to the rear garden beyond. There are two bedrooms, the main bedroom a good size and bedroom two also well proportioned, the latter offering flexibility to be used as a separate dining room if preferred, together with a family bathroom.

Outside, the rear garden is completely enclosed and enjoys a good degree of privacy, with a lawn, garden shed and patio area. The front garden is laid to lawn with mature trees and a path leading to the front door, with off road parking available.

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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		EU Directive 2002/91/EC	



The Property

Inside

The front porch leads directly into the sitting room, which has an electric feature fireplace and a window overlooking the front of the property. Plenty of storage can be found in the hallway, which gives access to the kitchen, both bedrooms and the bathroom. Overlooking the rear garden, the kitchen is fitted with a range of shaker-style floor and eye-level cupboards with wood effect laminate worksurfaces, offering plenty of work space, a built-in oven and hob and space for further appliances. There is scope to modernise here to suit a purchaser's own taste. Leading off the kitchen is a useful rear porch, which could serve as a utility room, with a door out to the garden.

Both bedrooms are well proportioned, with the main bedroom being a good sized double and bedroom two enjoying an outlook over the rear garden. This second room would also lend itself well to

use as a separate dining room if preferred. The bathroom serves both bedrooms.

Outside

Garden

The rear garden enjoys a northerly aspect and is completely enclosed with a good degree of privacy, laid mainly to lawn with a patio area and a garden shed. The front garden enjoys a southerly aspect and is laid to lawn with mature trees, with a path leading to the front door.

Parking

Off road parking is available to the front of the property.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band B
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
No Onward Chain

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 1AA

What3words
///lemons.costumed.submits

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