

Fillymead
Marnhull

Guide Price
£265,000

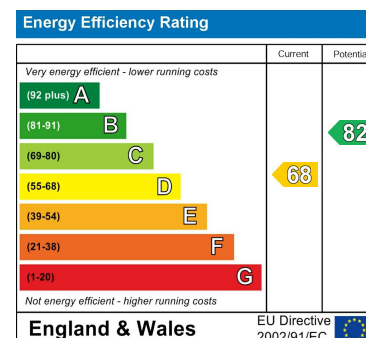
A three bedroom semi detached home set within the popular village of Marnhull, Dorset's largest village nestled in the heart of the Blackmore Vale, well served for everyday needs with a good range of local amenities including a GP surgery, primary schools, public houses and local shops.

The accommodation is well proportioned and arranged across two floors, comprising a generous sitting room with an open fireplace, a kitchen with space for a dining table, three bedrooms and a bathroom. A garden room and a storage room sit within the plot, adding further useful and flexible space to the property. There is real scope to update and enhance throughout and the property represents a wonderful opportunity to create an attractive village home.

Outside, the property enjoys the benefit of both a generous front and rear garden, together offering a wonderful amount of outdoor space. The south westerly facing front garden and north westerly facing rear garden ensure the plot enjoys good light from morning through to evening, both enclosed with a good level of privacy. Off road parking for two vehicles and two outbuildings complete the plot. Offered for sale with no onward chain.

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The Property

Inside

Ground Floor

A porch leads through to the entrance hall which gives access to the principal ground floor rooms. The sitting room is a generous and well proportioned reception space featuring an open fireplace as its focal point, with two windows overlooking the front garden and filling the room with good natural light.

The kitchen is fitted with wood effect shaker style units and laminate worktops with a built in oven and space for further appliances. A window looks out over the rear garden and a door leads directly outside, with room for a dining table making it a sociable and practical everyday space.

First Floor

Stairs rise to the first floor landing where three bedrooms are found. The main bedroom is a well proportioned double benefiting from fitted wardrobe space. Two further bedrooms are found, both a good size. A bathroom serves all three rooms.

Outside

Garden

The property enjoys a generous plot with both front and rear gardens, offering a wonderful amount of outdoor space. The south westerly facing front garden catches the afternoon and evening sun whilst the north westerly facing rear garden enjoys the morning light, ensuring the plot is bathed in sunshine throughout the day. Both gardens are enclosed with a good level of privacy. Two concrete outbuildings are also included within the plot, offering space for additional storage.

Parking

Off road parking is available to the property.

Useful Information

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

Location and Directions

Marnhull is approximately 3 miles to the north of the market town of Sturminster Newton and lies in the Blackmore Vale in an Area of Outstanding Natural Beauty. The village is one of the largest in Dorset with a population of about 2000. It has an active community with a variety of friendly and thriving clubs and societies. There is a post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches, two public houses and a number of Bed & Breakfast places, as well as two primary schools. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefiting from a mainline train station, serving London Waterloo and Exeter St David's.

Postcode DT10 1QF

What3words ///detective.pillows.nesting

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