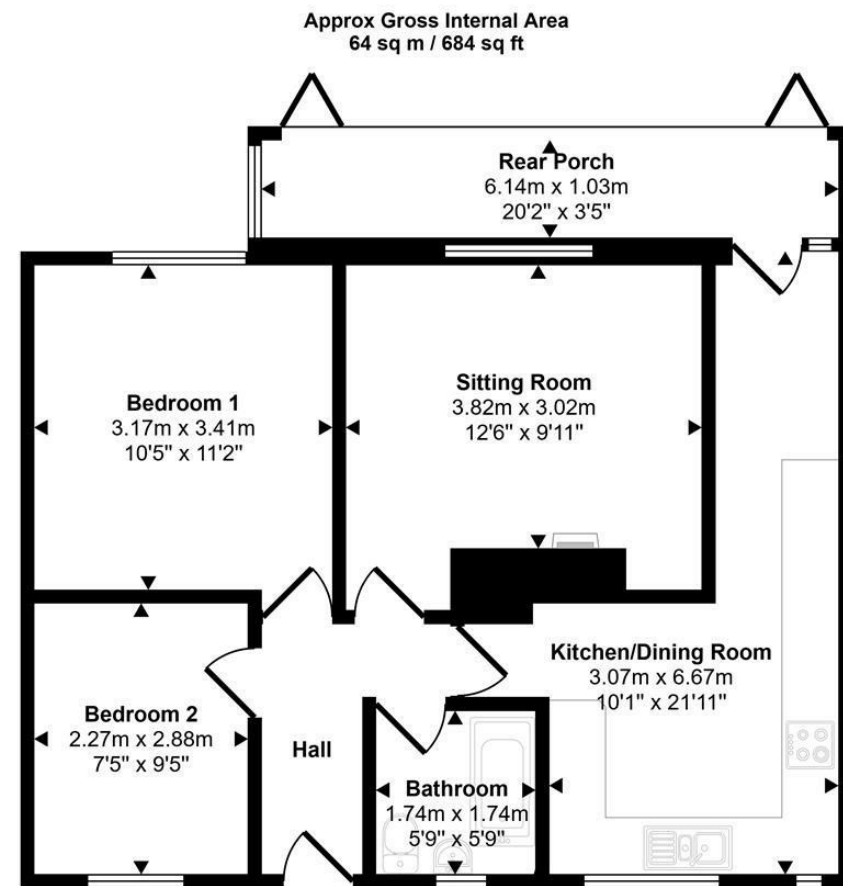


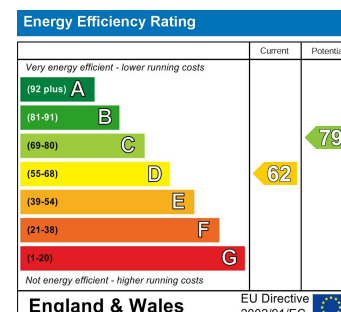


Floorplan

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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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



## Chinnocks Sturminster Newton

Guide Price  
£225,000

Charming Mid-Terraced Bungalow — Stroll to Town, Countryside Walks on Your Doorstep:-

Situated just a short walk from the town centre and all its amenities, this delightful mid-terraced bungalow combines the best of convenience and countryside living. With the popular Trailway and many scenic walks right outside your door, it's the perfect setting for those who love fresh air and an easy pace of life. The property is beautifully comfortable as it is, yet offers plenty of scope to add your own personal touch, and with no onward chain, moving in and making it yours couldn't be simpler.

Step inside to a good sized sitting room, complete with a cosy wood burner — ideal for chilly winter evenings. The kitchen, fitted with modern units and space for a small dining table, creates a friendly spot for morning coffee or a relaxed supper. There are two well-proportioned bedrooms, with the second offering great flexibility — perfect as a dining room, home office, or creative hobbies space. A neatly presented bathroom and a handy rear porch — perfect for drying clothes on rainy days — complete the layout.

Outside, the front garden offers kerb appeal, with space for potted plants and even a bench to sit and watch the world go by. The rear garden is low-maintenance and enjoys a lovely open outlook across allotments — a peaceful spot to unwind.

Whether you're looking for a relaxed home for your leisure years, a downsizing opportunity, or an ideal lock-up-and-leave UK base, this appealing bungalow offers comfort, charm, and a wonderful lifestyle in equal measure.





## The Property

### Accommodation

#### Inside

The property is approached from the footpath to a useful storm porch where the front door opens into a welcoming entrance hall with doors leading off to all the main accommodation. You will find a good sized sitting room with an outlook to the rear and a fireplace with a wood burner that provides a warmth and character to the room.

The spacious kitchen/dining room looks out over the front garden and is fitted with a modern units consisting of floor and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. There's space for an undercounter fridge and freezer plus plumbing for a washing machine and dishwasher. The double electric oven is built in with a ceramic hob above. You will also find a good sized airing cupboard housing the hot water cylinder. For practicality, the floor is tiled. From the kitchen a door opens to a useful rear porch with doors opening out to the garden and a practical tiled floor.

Both the bedrooms are generously sized - bedroom one has a view over the rear garden to the allotments, whilst bedroom two looks out over the front garden and offers flexible usage. The bathroom is fitted with a modern suite consisting of a 'P' shaped bath with an entry door and a mixer tap with a shower attachment, WC and pedestal wash hand basin. For practical reasons, the floor is tiled.

#### Outside

##### Parking

There is no off road parking with the property but there is plenty of on road parking very close to the bungalow.

##### Gardens

The property is approached from the pavement via a metal gate that opens to a communal footpath serving the bungalow and its' neighbours. Immediately to the front of the bungalow there is an area laid to stone chippings - ideal for pot plant display and a bench to watch the world go by - plus an outside tap. There is also a grassed area.

The rear garden is laid to paving stone for easy maintenance and adjoins the allotments.

### Useful Information

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

### Location and Directions

The property lies close to the heart of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's. Postcode - DT10 1BG  
What3words -  
///housework.birdcage.gobbling

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 firms employment has the authority to make or give any representation or warranty in respect of the property.