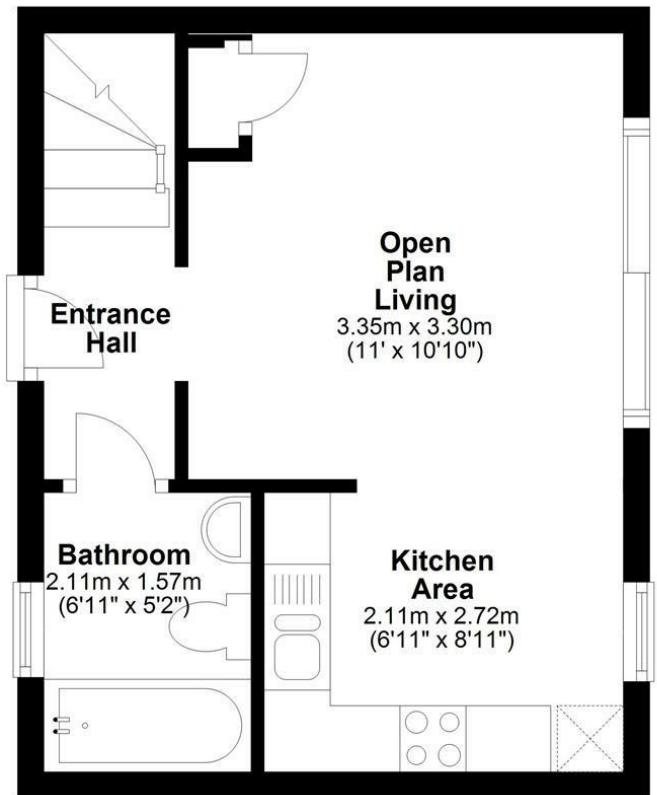


## Ground Floor

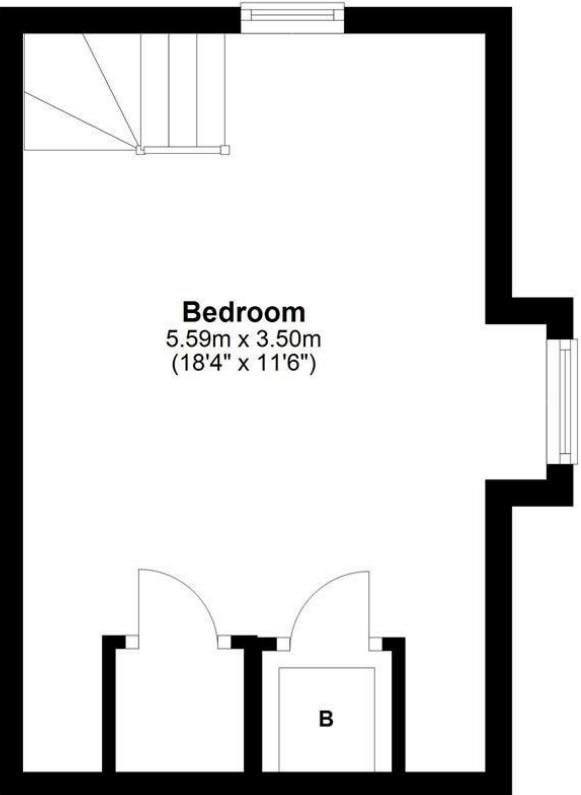
Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

## First Floor

Approx. 20.1 sq. metres (216.6 sq. feet)



Guide Price  
£185,000

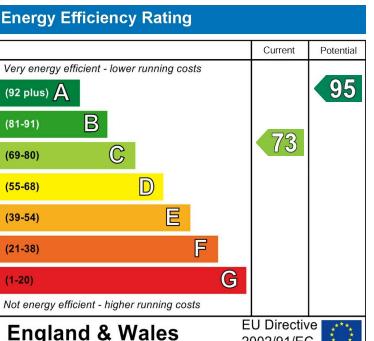
## The Gavel Sturminster Newton

A fabulous chance to purchase a charming one double bedroom end of terrace cottage style home with contemporary twist, enjoying a prime location, just a few steps to the centre of the small market town of Sturminster Newton. The town caters well for everyday needs with a selection of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a range of entertainment venues. The property is about eighteen years old and has been a very much cherished and enjoyed home to our seller for the last nine years. During this time it has been extremely well maintained and is offered for sale in beautiful condition. This delightful home provides well proportioned bright rooms with modern day open plan living on the ground floor and easy to maintain outside space. The property presents itself as a wonderful opportunity to get a foot on the housing ladder for the first time, an excellent lock up and leave UK base as well as being ideal for the rental market or even as an Airbnb investment. A viewing is strongly urged to truly appreciate this special home and its location.

The accommodation is arranged over two floors with a welcoming entrance hall, bathroom and open plan living space on the ground floor. On the first floor there is a large, bright bedroom with some countryside views. Outside, there is a paved courtyard garden with gate leading out to the parking area where there is an allocated space. **DRAFT DETAILS**

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Storm canopy to the front. Front door with inset glass pane and peep hole opens into a welcoming entrance hall. Ceiling light. Smoke detector. Coved. Central heating programmer. Telephone point. Wood effect laminate flooring. Stairs rising to the first floor, white panelled door to the bathroom and arch to the:-

#### Open Plan Living Space

Sliding patio door out to the courtyard garden to the rear of the property. Ceiling light. Coved. Power and television points. Understairs cupboard housing the electrics. Wood effect laminate flooring. Open to the:- Kitchen Area - Window overlooking the courtyard garden. Ceiling light. Smoke detector. Coved. Radiator. Power points. Fitted with a range of floor and eye level cupboards, wall shelves and wood effect work surfaces with mosaic style tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Space and plumbing for a washing machine. Built in electric oven and hob with extractor hood above. Ceramic tile effect vinyl flooring.

#### Bathroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Radiator. Fitted with a modern suite consisting of pedestal wash hand basin with tiled splash back, low level WC with dual flush facility and bath with full height tiling to the surrounding walls. Ceramic tile effect vinyl flooring.

### First Floor

#### Galleried Bedroom

Stairs rise and curve up to the galleried bedroom with window to the side with distant hill views and window to the rear with roof top views to woodland. Ceiling lights. Smoke detector. Radiator. Power and television points. Cupboard housing the electric boiler. Deep wardrobe fitted with hanging rails and shelves.

#### Outside

#### Courtyard and Parking

To the front of the property there is a gravelled area that is ideal for pot plant display and with space for bins. To the rear there is a nicely sized courtyard garden, laid to paving stones and enclosed by a high brick wall. Steps rise to a timber gate that opens into the parking area where there is an allocated space. Second one in from the left.

## Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing  
Electric Heating via Radiators  
Mains Drainage  
Freehold

### Directions

#### From Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers and turn left into The Gavel. Follow the road round. The property will be found on the left hand side. Postcode DT10 1QX