



**CHAFFERS**  
ESTATE AGENTS



**38 Barnes Close,**  
**, Sturminster Newton, DT10 1BN**

TOWN CENTRE, TWO bedroom Bungalow with GARAGE. This is a great opportunity to purchase a Town Centre Bungalow. The towns amenities are right on your doorstep, just a short stroll and you will find a variety of independent shops, eateries and public houses, including an independent butchers and delicatessen, a green grocers, clothing shops, barbers and hairdressers and two supermarkets. The Exchange provides a variety of entertainment and there are good dental and doctors practices.

**Guide Price £230,000 Freehold**

Council Tax Band: B

# 38 Barnes Close, , Sturminster Newton, DT10 1BN



- REDUCED TO SELL
- TOWN CENTRE
- Fantastic Location
- Garage
- Modern Kitchen
- Spacious Lounge
- Gas Central Heating
- Low Maintenance Garden
- Early Viewings Highly Recommended

## DESCRIPTION

We are pleased to offer this fantastic Two-bedroom bungalow located only a stone's throw from Sturminster Newton High Street. The property is entered into a porch with a door leading into the kitchen which is fitted with wall and base units, with a fitted sink with drainer, eye level oven. Adjacent to the kitchen is the sitting room which has a window to the front aspect over looking the front communal gardens and patio doors opening into the rear garden. Through the sitting room is the rear hall which leads to both bedrooms, which are double bedrooms, and the shower room. The shower room has a suite comprising a corner shower cubicle, low-level WC, chrome ladder-style radiator, and hand wash basin.

Outside, the rear garden is laid to the patio. The garden offers very low maintenance but is a lovely space to enjoy some peace and quiet. There is space for a storage shed. The property also offers a very useful Garage in a gated shared area.

## LOCATION

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity and Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: TBC

The Communal areas of Barnes Close is covered by a Deed of Mutual Covenant, a committee manages communal areas and there is an annual maintenance fee which is presently £100pa.



## Directions

From our Sturminster Newton office, proceed along Market Place and turn right at the traffic lights down Old Market Hill. Turn right at the traffic lights at the bottom onto Station Road and follow this road round into Barnes Close. The property is on the right hand side upon entering the cul-de-sac.



# Floor Plan

## Ground Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



Total area: approx. 55.9 sq. metres (601.6 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	