1 BRAMBLE PATCH,
SHAFTESBURY, SP7 8GH

£325,000
FREEHOLD

An immaculately presented four double semi-detached townhouse located in a peaceful location. The property boasts an en-suite to the main bedroom, garage and driveway parking for two vehicles and is offered to the market with no onward chain.

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1 BRAMBLE PATCH

Description

The property is entered via a hallway with stairs rising to the first floor with under stairs cupboard. Doors lead to the kitchen, living room and WC. The kitchen faces the front and has a range of modern fitted units, with a built in electric double oven, gas hob and cooker hood, single drainer sink unit, integrated dishwasher, integrated fridge freezer, integrated washing machine, space for additional appliances and a dining table. The living room faces the rear garden, with a window and French doors leading out to the garden.

From the first floor landing there are stairs leading up to the second floor and an airing cupboard. Also on the first floor there are three double bedrooms and a family bathroom. On the second floor the main bedroom is dual aspect with two large built in wardrobes and an en-suite shower room.

Outside the rear garden is mainly laid to shingle for ease of maintenance with a patio seating area, useful timber garden shed and a pathway leading to the rear gate, driveway and garage. The garage has light and power sockets.

Situation - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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: Rated: C

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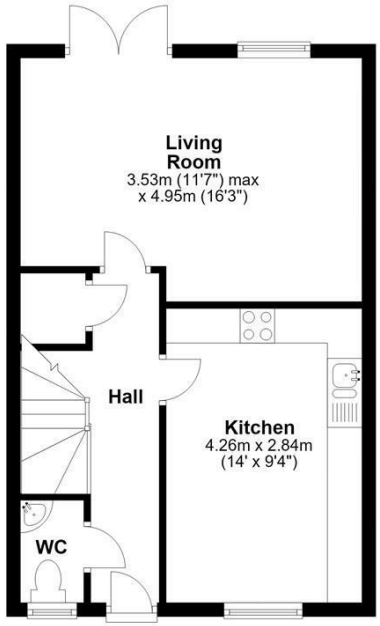
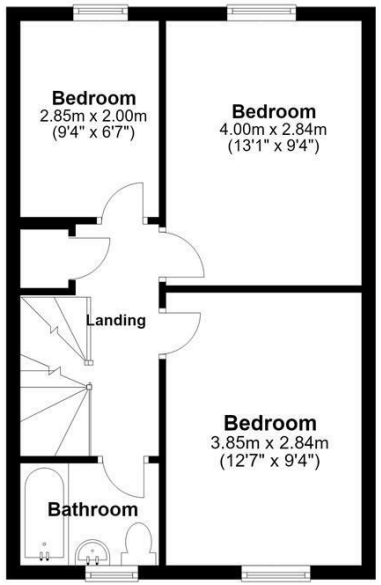
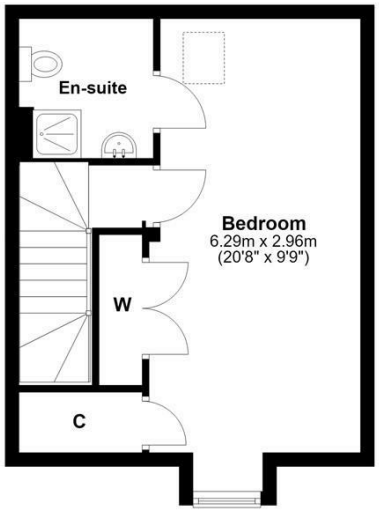
Ground Floor
Approx. 39.1 sq. metres (420.5 sq. feet)



First Floor
Approx. 35.1 sq. metres (377.9 sq. feet)

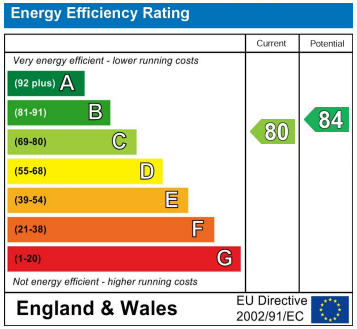


Second Floor
Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 105.9 sq. metres (1139.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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