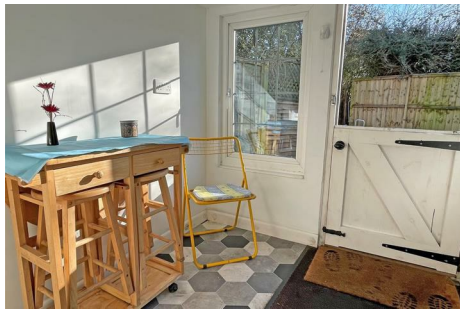




**CHAFFERS**  
ESTATE AGENTS



## Butts Knapp

Salisbury Road, Shaftesbury, SP7 8NW

A delightful two bedroom 18th Century Grade II Listed Thatched Cottage situated within a level walking distance of Shaftesbury's historic town centre. EPC Grade II Listed Exempt. This lovely cottage has a new front thatch as well as being completely damp proofed 18 months ago. Current Gas Safety and Electrical Safety certificates available.

**By Auction £150,000 Freehold**

Council Tax Band: C

# Butts Knapp

## Salisbury Road, Shaftesbury, SP7 8NW



### SUMMARY

A delightful two bedroom 18th Century Grade II Listed Thatched Cottage situated within a level walking distance of Shaftesbury's historic town centre. EPC Grade II Listed Exempt.

### DESCRIPTION

This delightful period cottage has a small enclosed front garden to the front. From here the entrance door leads into a spacious living room, with a period natural stone fireplace and a woodburning stove, two windows to the front, stairs leading to the first floor and an opening to the hallway leading to the other ground floor rooms. The kitchen has a window facing the rear garden, with a range of fitted kitchen units, sink unit and space for a cooker and other appliances. The shower room has a white suite and enclosed shower cubicle. Also on the ground floor is a garden room, with door leading to the rear garden. On the first floor there is a small landing leading to the bedrooms. Both bedrooms are generously proportioned with bedroom one being dual aspect. Outside there is a delightful south facing rear garden with a well proportioned timber shed and rear access.

### SITUATION

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 Central Heating, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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: Exempt Due to Grade II Listed Status.

Vendor remarks; The thatch ridge and front slope of roof replaced & fully damp proofed 18 months ago, new boiler approx. 2 years ago

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



### Directions

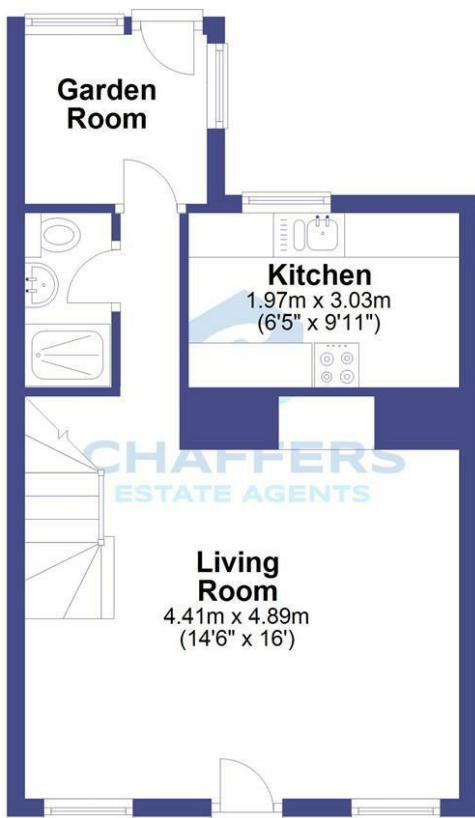
From our office at 48 High Street turn left heading towards the Post Office. At the crossroads turn right onto Salisbury Street. Continue until the road becomes Salisbury Road where the property can be found on the right hand side.



## Floor Plan

### Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



### First Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



**Total area: approx. 58.7 sq. metres (631.4 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.