



**CHAFFERS**  
ESTATE AGENTS



High Street,  
Shaftesbury, SP7 8RB

A lovely three bedroom cottage style home, seconds from the High Street set in a hidden oasis. Offered to the market with no onward chain.

Asking Price £290,000 Freehold

Council Tax Band: D

# High Street, Shaftesbury, SP7 8RB



## DESCRIPTION

3 High House Court is a lovely, light and bright cottage style home maintained to a high standard, set within a small cluster of cottage style homes, seconds from the high street in a peaceful setting.

In brief, the accommodation comprises of an entrance hall, cloakroom with a handy space for tumble drier, modern fitted kitchen with built in cooking appliances including oven, grill, hob and extractor, welcoming double aspect sitting room with double doors opening through to the pleasing addition of a conservatory being south facing leading into the easy to maintain cottage garden for simply relaxing. To the first floor is a landing, master bedroom with fitted wardrobes, two further bedrooms/ potential to open into a larger room and bathroom. The property has gas fired central heating via radiators and double glazing. Externally, to the front of the property is a garden area with an array of shrubs and pathway to front door, access to the side can be gained from a pathway to a small south facing rear garden. A pathway continues to the side to an area for bins/storage and access to a useful store. Please note there is no parking with the property.

## 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: Band C

Agent's notes: We are advised the boiler is approx. 2 years old and there is a modest management charge for communal lighting, insurance, refuse circa £100 per annum.



## Directions



**Floor Plan: Not to scale ~ For identification purposes only.**

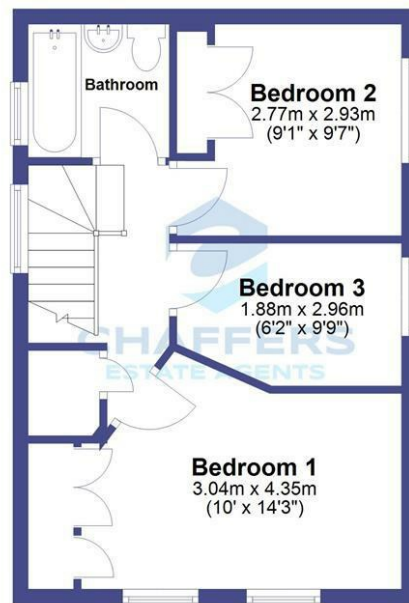
**Ground Floor**

Approx. 52.3 sq. metres (562.9 sq. feet)



**First Floor**

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)

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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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 |           |