



**CHAFFERS**  
ESTATE AGENTS



**Butts Knapp,  
Shaftesbury, SP7 8NW**

A recently updated three bedroom semi-detached character cottage boasting plenty of charm and presented in immaculate order throughout located within easy reach of all the town amenities. Offered to the market with no onward chain an internal viewing is recommended!

**Offers In The Region Of £300,000 Freehold**

**Council Tax Band: D**

# Butts Knapp, Shaftesbury, SP7 8NW



## DESCRIPTION

A charming three bedroom semi-detached character cottage located within easy access to all the town amenities. Built with brick and rendered elevations under a slate roof, the cottage has been fully updated throughout and enjoys light and airy accommodation arranged over two floors comprising: entrance porch with inner door to the dining hall with understairs storage cupboard, stairs to the first floor, doors lead to the sitting room which has an inglenook style fireplace and the well-proportioned kitchen/breakfast room which has recently been thoughtfully updated to include plenty of base units, a breakfast bar, integrated electric oven and hob, integrated washing machine and integrated full size fridge freezer. The breakfast room boasts parquet flooring and a working fireplace with access to the garden. On the first floor there is a landing, two double bedrooms, a single third bedroom with built in storage cupboard and a family bathroom. The cottage benefits from gas central heating and double glazing.

Outside the main garden area is to the side of the property which is mainly laid to lawn with flower borders, a patio seating area, outside tap, stairs rising to an area of vegetable patch behind the property and side gate.

## 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: TBC



## Directions



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

**Ground Floor**

Approx. 44.3 sq. metres (477.3 sq. feet)



**First Floor**

Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 84.8 sq. metres (912.9 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	