



**CHAFFERS**  
ESTATE AGENTS



**Brionne Way,  
Shaftesbury, SP7 8SL**

A well proportioned three bedroom detached house situated on a quiet, well-established cul-de-sac in Shaftesbury which has been completely refurbished throughout. The property is located within a short walking distance of the town centre amenities, schools and is offered to the market with no onward chain.

**Guide Price £325,000 Freehold**

Council Tax Band: D

# Brionne Way, Shaftesbury, SP7 8SL



## DESCRIPTION

Situated in a popular cul-de-sac close to the town centre, schools and amenities, this property is a must view.

Having been recently refurbished throughout the property is an ideal family home conveniently situated close to a play park and schools within a short walking distance. The property benefits from an en-suite to the master bedroom, garage and driveway parking for two vehicles.

The accommodation comprises: entrance hall, WC, open plan living room and kitchen with an understairs cupboard and patio doors leading out to the rear garden. Stairs rise to the first floor with landing, bedroom one with built in double wardrobe and en-suite bathroom, bedroom two with built in wardrobe, family bathroom and bedroom three. Externally there is a fully enclosed rear garden which is mainly laid to lawn, area of patio for outdoor dining, raised stone borders, outside tap, outside power socket, gate providing rear access, integral door into the garage which has power and light and driveway parking.

## 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



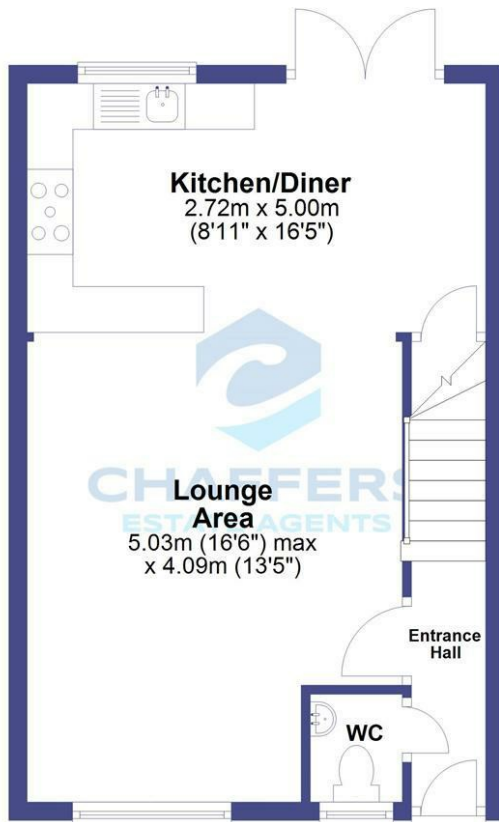
## Directions



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

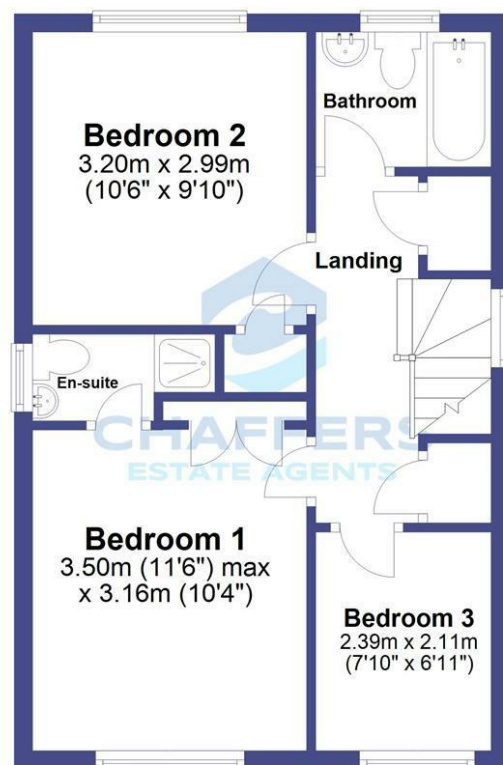
### Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 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>		72	77
(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	