



**8 HOELLER CLOSE**  
**SHAFTESBURY, SP7 8FQ**

**£329,950**  
**FREEHOLD**

A well maintained three double bedroom detached house with garden, driveway and garage located in a tucked away location on this popular development. NO CHAIN.



## 8 HOELLER CLOSE

### DESCRIPTION

Hoeller Close is a thoughtfully designed and really well presented three double bedroom family house located in a tucked, sought after position on this popular development. In brief the accommodation comprises of a reception hall with useful cloaks cupboard/storage space, shoe store and stairs to first floor. Doors lead off to a cloakroom, a well proportioned sitting room to the front, super open plan kitchen diner being the hub of the home with French doors to a lovely rear garden/terrace ideal for entertaining. Within the kitchen are ample floor and wall cupboards, food preparation areas and a built in oven, grill and hob with extractor over. Adjoining the kitchen is a useful utility room with door providing side access onto the driveway, ideal for quick access on rainy days. To the first floor is a landing, master bedroom with extensive range of fitted wardrobes providing plenty of hanging and drawered allocation with en suite shower room, 2 further double bedrooms and main bathroom. Externally, there is a double length driveway for two normal sized vehicles leading to a single garage with courtesy door to garden. The garden to the front is gravelled for ease of maintenance/ ideal for colourful pots etc, the rear garden is a lovely feature and very pleasant space to enjoy with a two tiered patio providing a pleasant al fresco space, good sized level lawns, handy storage shed, the whole enclosed with fencing to boundaries. EPC Band C. NO CHAIN.



### 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, 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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### ADDITIONAL INFORMATION

**Local Authority** – Dorset

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

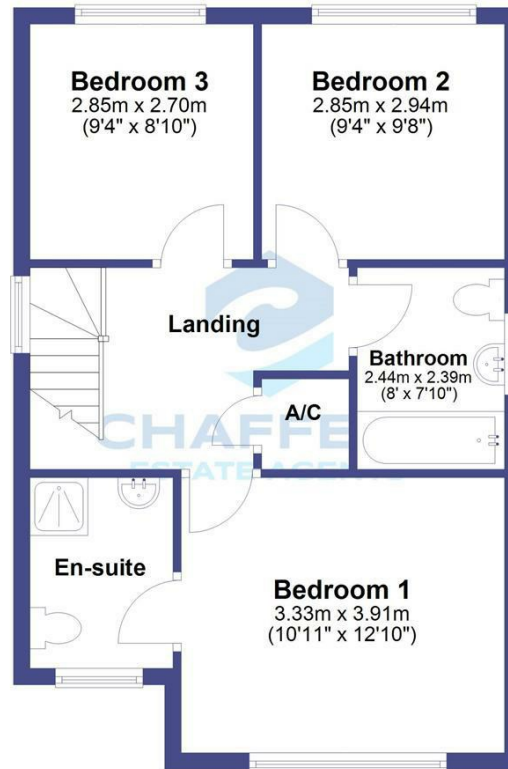
**Tenure** – Freehold



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		80	
(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	

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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