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ESTATES







Salisbury Street

Shaftesbury SP7 8EL

Nestled on Salisbury Street in the picturesque town of Shaftesbury, this delightful two-bedroom semi-detached cottage is a true gem, steeped in history and character. Dating back approximately 200 years, this charming property has been lovingly preserved and offers a unique glimpse into the past, having once housed local tradesmen and their families who played a vital role in the community. This is a rare opportunity to acquire a truly distinctive home in a sought-after location, combining heritage, charm, and convenience just moments from the heart of the town.

EPC Band:- E



£250,000 Freehold







The Property

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Spanning 721 square feet, the cottage is full of charm throughout and boasts a welcoming lounge that is perfect for relaxation, featuring a cosy wood-burning stove and exposed brickwork that adds to its rustic charm. The original features throughout the home create a warm and inviting atmosphere, making it an ideal retreat for those seeking a blend of comfort and heritage. Upstairs, the wooden floorboards continue the sense of character and warmth, complementing the home's historic feel. The two bedrooms offer ample space for rest and relaxation, while the bathroom is conveniently located to serve both rooms.

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Accommodation:-

Entrance Porch
Door to front.

Lounge 13' 1" max x 12' 7" max (3.99m max x 3.84m max)
Fireplace with wood burning stove, radiator, television and telephone aerial points, exposed brick wall, double glazed window to front aspect.

Dining room 10' 5" max x 11' 2" max (3.17m max x 3.40m max)
Open fire place, radiator, stairs to first floor, under stair cupboard, double glazed window to side.

Kitchen 11' 4" x 7' 6" (3.45m x 2.29m)
Fitted kitchen comprising of a range of floor and wall units, work surface incorporating stainless steel sink and drainer, tiling to all splash prone surfaces, electric oven and hob, electric cooker point, overhead cookerhood, plumbing for washing machine, central heating boiler, radiator, double glazed window to rear and door to garden,

Landing
Stairs from dining room, loft access, exposed brick wall.

Bedroom One 13' 3" x 7' 1" (4.04m x 2.16m)
Double glazed window to front, radiator.

Bedroom Two 10' 7" x 5' 1" (3.23m x 1.55m)
Double glazed window to rear, radiator.

Bathroom
White bathroom suite comprising of panelled bath with mixer taps including an overhead shower with screen, wash hand basin, WC, extractor fan, tiling to all splash prone areas, radiator and double glazed window to side.

Outside

To the rear is a beautifully maintained, fully enclosed garden designed for ease of upkeep and year round enjoyment. Predominantly laid to gravel and patio, it provides an ideal setting for outdoor seating and entertaining.

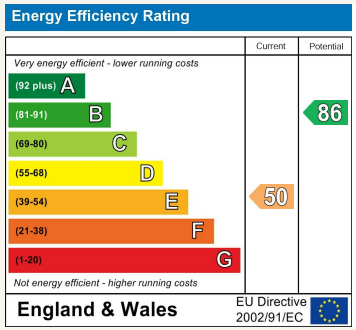
Well stocked flowerbeds, neatly framed with timber sleepers, are planted with a variety of established shrubs and seasonal plants, bringing colour, texture, and interest throughout the year. A gated side access leads conveniently to the front of the property, while the garden also enjoys pleasant views towards the church, enhancing its sense of charm and tranquillity.

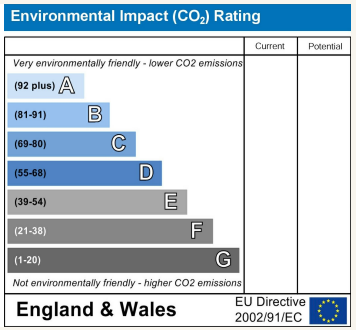
Location

What Three Words:- ///claims.everybody.showering. 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, electricity, and drainage. Local Authority: Dorset Council Council Tax Band: C Energy Performance Certificate (EPC): Rating E– Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.





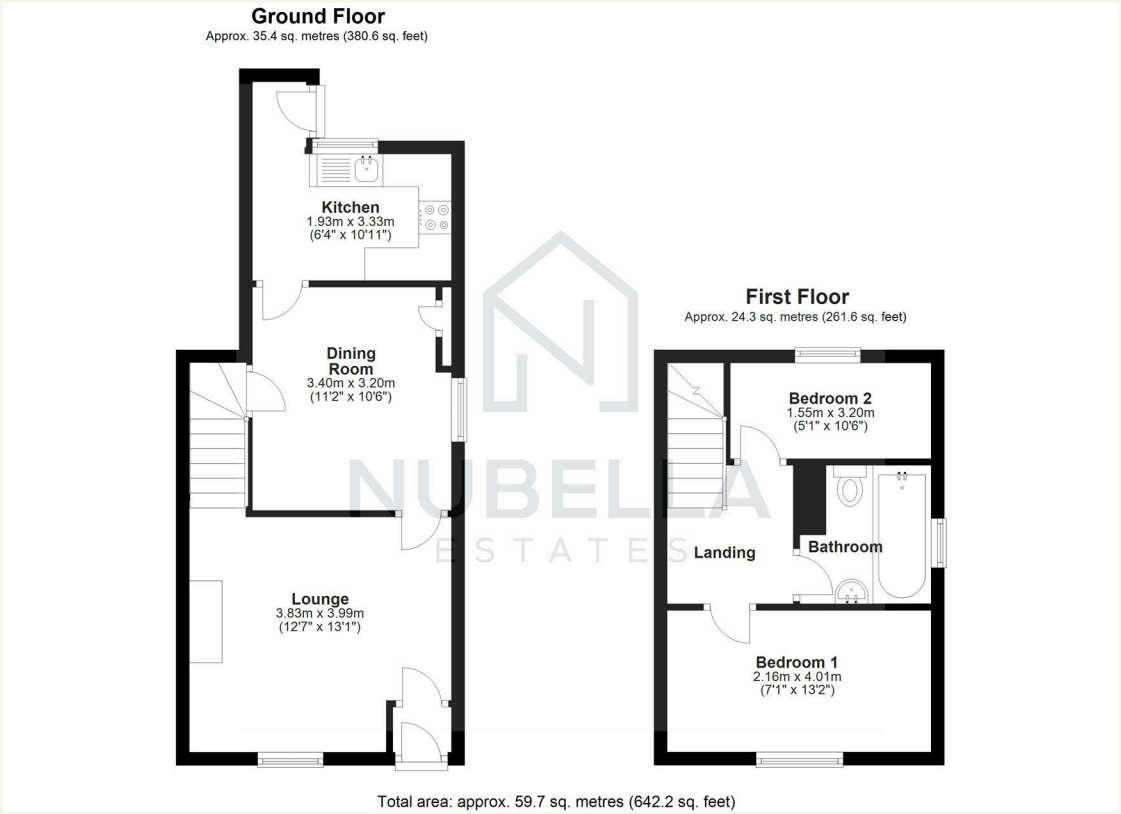








Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **E**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.