



CHAFFERS
ESTATE AGENTS



14 Montebourg House, Sturminster Newton, DT10 1RA

A well-presented two-bedroom first floor apartment offering spacious accommodation, two bathrooms and lift access, in the centre of Sturminster Newton. Ideally suited to first-time buyers, professional couples, small families or investors, this attractive property combines a practical layout with generously proportioned rooms and plenty of natural light.

Price Guide £150,000 Leasehold

Council Tax Band: B

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- No Forward Chain
- Modern Bathroom
- Double Glazing
- Lounge / Diner
- En Suite Shower / Main Bedroom
- Allocated Parking
- Modern Kitchen
- Electric Heating
- Central Location

Description

Upon entering the apartment, you are welcomed by a central entrance hall which provides access to the principal rooms and creates a practical separation between the living and sleeping accommodation.

The spacious living room offers an excellent area for both relaxing and entertaining, with ample room for a comfortable seating arrangement and a dining table. Large windows allow natural light to fill the room, while the neutral décor and wood-effect flooring create a bright and versatile space that can easily be personalised to suit individual tastes.

The separate fitted kitchen features a range of white wall and base units, contrasting dark work surfaces and tiled splashbacks. There is a stainless-steel sink with drainer, an electric hob, an integrated oven and space for additional appliances, making this a practical and functional kitchen for everyday cooking.

The apartment benefits from two well-proportioned bedrooms. Bedroom one is particularly spacious and offers ample room for a double bed and additional bedroom furniture. A notable advantage is the private en-suite bathroom, providing additional comfort and convenience. Bedroom two is also a good-sized room, suitable for use as a second bedroom, guest room or home office, depending on the needs of the new owner.

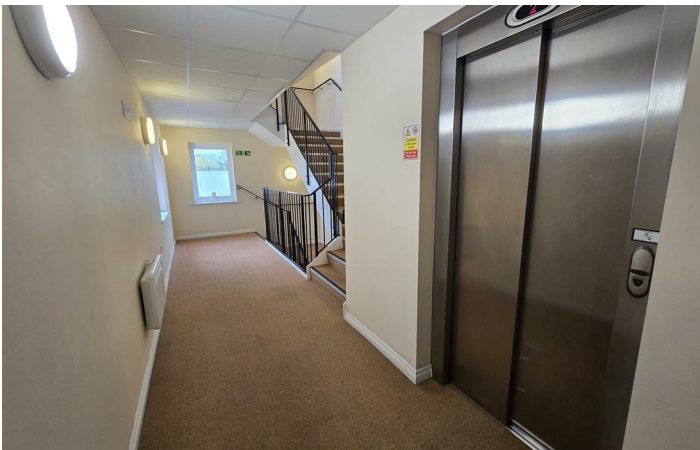
In addition to the en-suite, there is a separate family bathroom fitted with a bath, wash basin and WC, finished with light marble-effect wall tiles and neutral flooring.

Further benefits include double-glazed windows, electric heating, neutral interiors and an efficient layout designed to maximise the available living space.



Directions

Postal Address: 14, Montebourg House Old Market Hill,
Sturminster Newton, Dorset, DT10 1RA

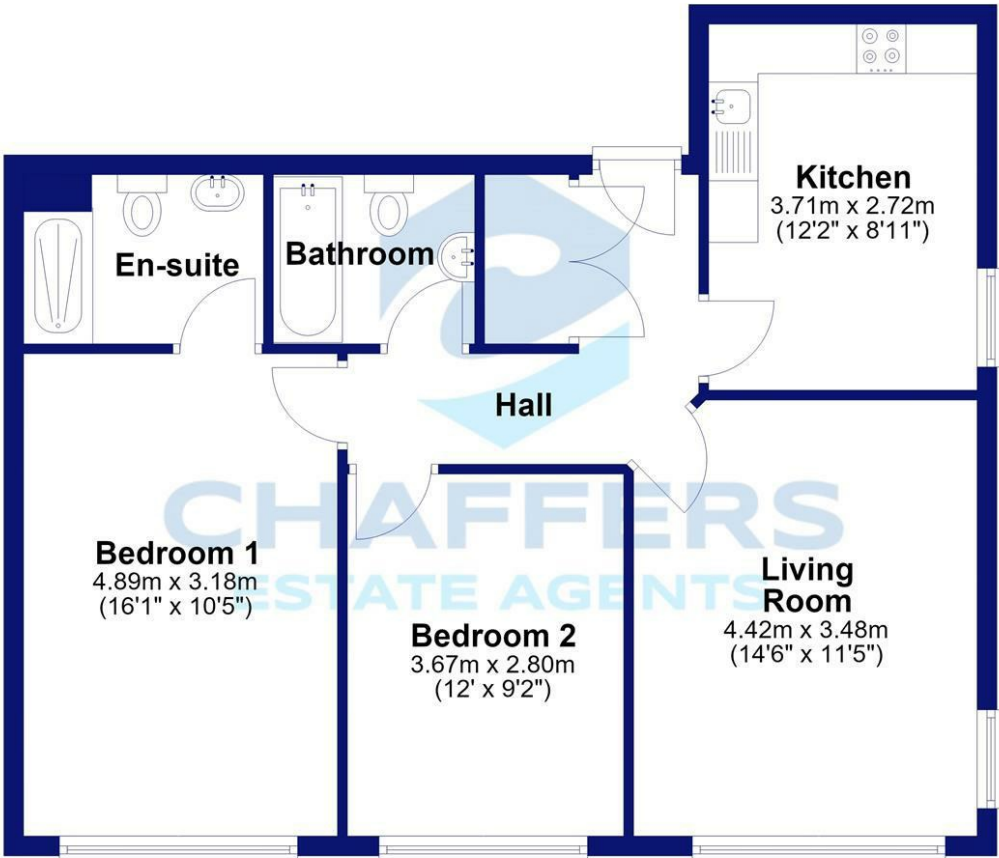




Floor Plan: Not to scale ~ For identification purposes only.

Ground Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC