

Stanstead Road
Maiden Newton
£240,000

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17 Stanstead Road
Maiden Newton, DT2 0BL







A two-bedroom property situated in the sought-after village of Maiden Newton, within an area of outstanding natural beauty. The property offers spacious and versatile accommodation, together with front and rear gardens, driveway parking and a single garage. In need of modernisation, the property presents an excellent opportunity for those looking to create a home to their own taste in a beautiful rural setting. EPC rating E.

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.








Enter via the side of the property into a welcoming hallway, providing access to all accommodation. There is useful built-in storage, together with an airing cupboard.

Bedroom one is a well-proportioned double bedroom positioned at the front of the property, benefiting from two windows allowing plenty of natural light. There is a further double bedroom situated at the front of the property, offering good proportions and natural light.

A spacious and versatile reception room with ample space for both living and dining areas. A feature fireplace provides a focal point, while a large bay window overlooks the rear garden and allows plenty of natural light.

The family shower room features a fitted shower cubicle, WC and wash hand basin with vanity storage beneath.

Externally, to the front is a low-maintenance garden, laid predominantly to patio slabs and stone, with a driveway providing off-road parking and access to a single garage. The rear garden is arranged over three tiers, with stone steps leading to a lawned area with a summer house and garden shed.

Agents Notes:
We are advised the property has a timber frame.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-term-floodrisk.service.gov.uk/risk#

Broadband and Mobile Service:
At the time of the listing, standard and superfast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.

Services:
Mains electricity, water and drainage are connected.
Electric storage heaters.

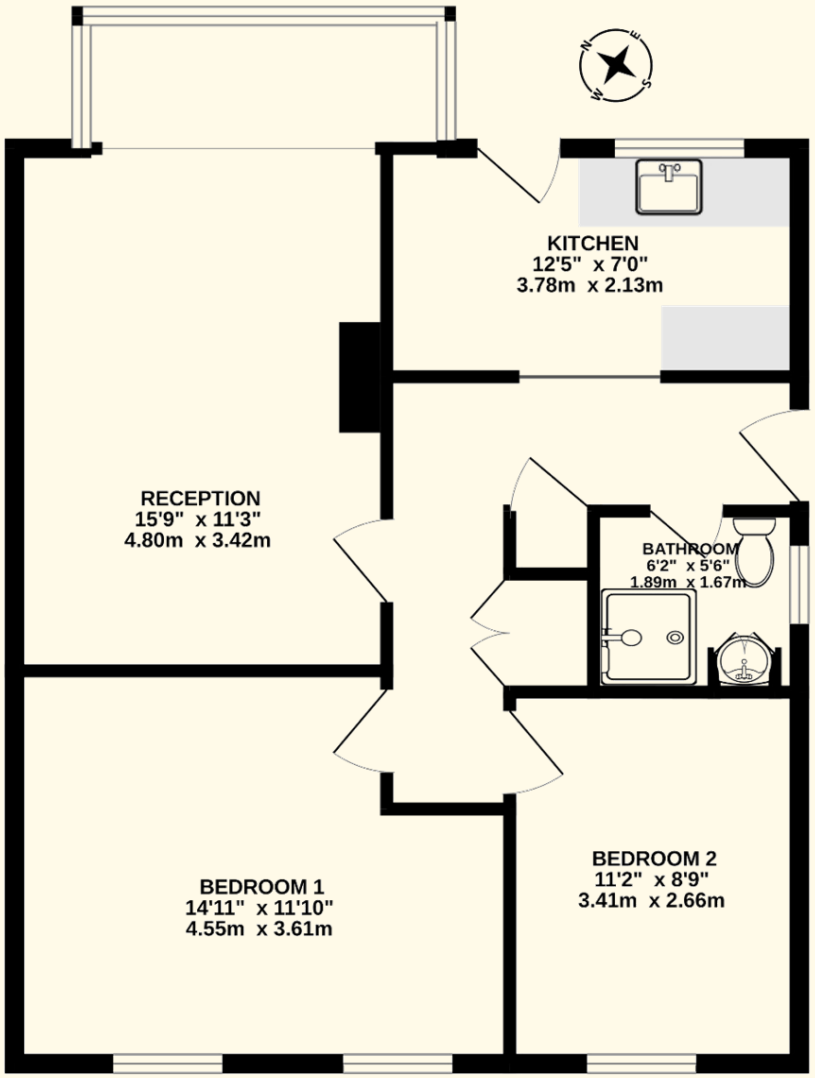
Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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