

## Property Location

The West Dorset village of Stalbridge has an excellent school, a very good independent supermarket, several small shops & a selection of pubs. Surrounded by beautiful rolling countryside, this is the West Country at its best.

**Riversdale, Thornhill Road,  
Stalbridge, Dorset, DT10 2NQ**  
Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

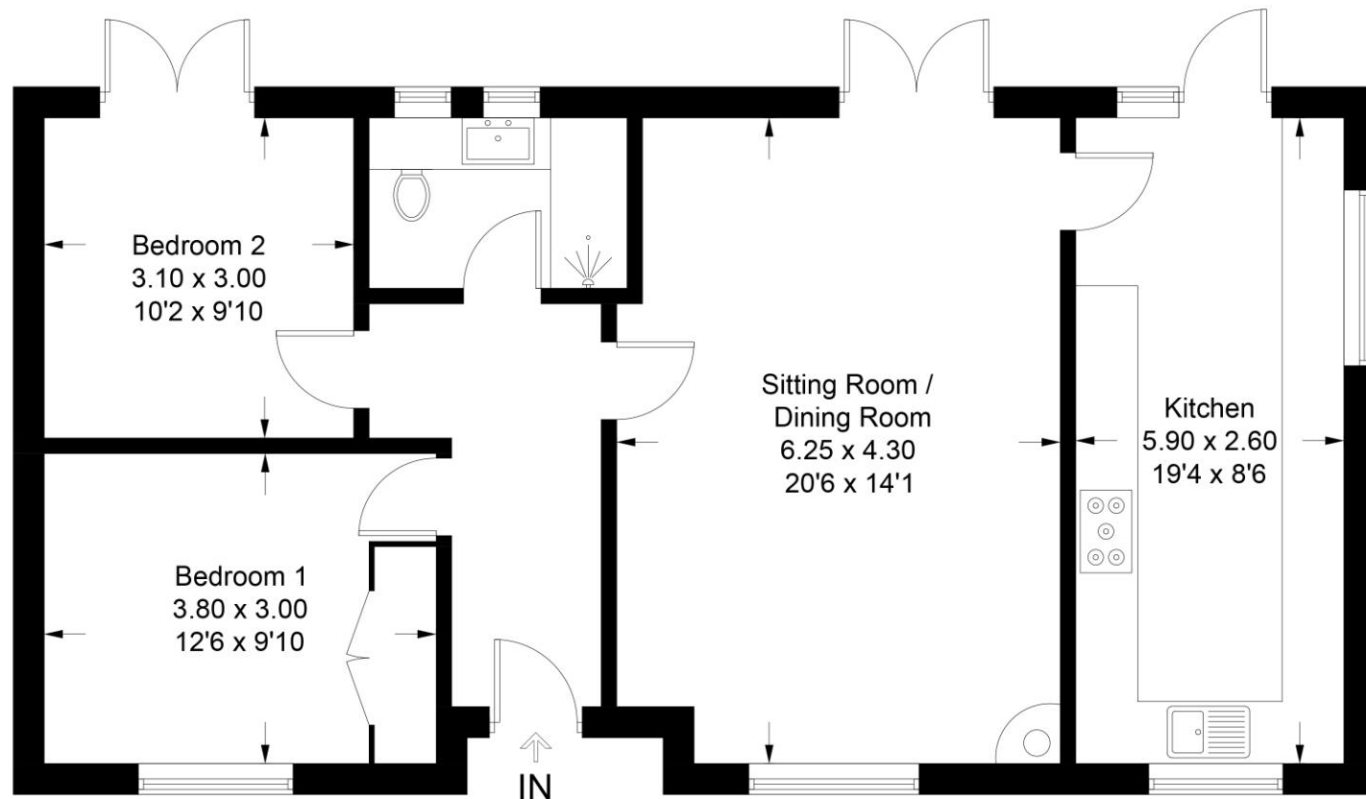


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124763)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Thornhill Road, Stalbridge

Offers In Region Of £320,000



Thornhill Road  
Sturminster Newton  
DT10 2NQ

Key features:

- Spacious Bungalow
- Large Garden
- Gas Central Heating
- Wood-Burning Stove
- Modern Kitchen and Bathroom
- No Chain
- Double Glazed Throughout
- Close to Schools and Shops



Why you'll like it

New to the market with NO CHAIN is this very spacious 2-bedroom semi-detached bungalow with large gardens located in the desirable West Dorset village of Stalbridge. Benefitting from a large reception room with wood-burner, and modern fitted-kitchen, together with two double bedrooms and modern bathroom, this bungalow has the option for off-road parking to be installed, plus would benefit from some cosmetic updating.

**ENTRANCE HALL** The double glazed front door opens into a welcoming central hallway with doors leading to both bedrooms, the bathroom and sitting room. Neutral carpet and decor. Radiator and loft hatch.

**SITTING/DINING ROOM** 20' 6" x 14' 1" (6.25m x 4.3m) Large central reception room which has plenty of space for both dining and seating areas. Double glazed window to the front and French doors to the rear opening to the garden and decked area. Wood burning stove and two radiators. Neutral carpet and decor.

**KITCHEN** 19' 4" x 8' 6" (5.9m x 2.6m) Modern spacious kitchen with double glazed windows to the front and side, plus door to the rear opening into the garden.

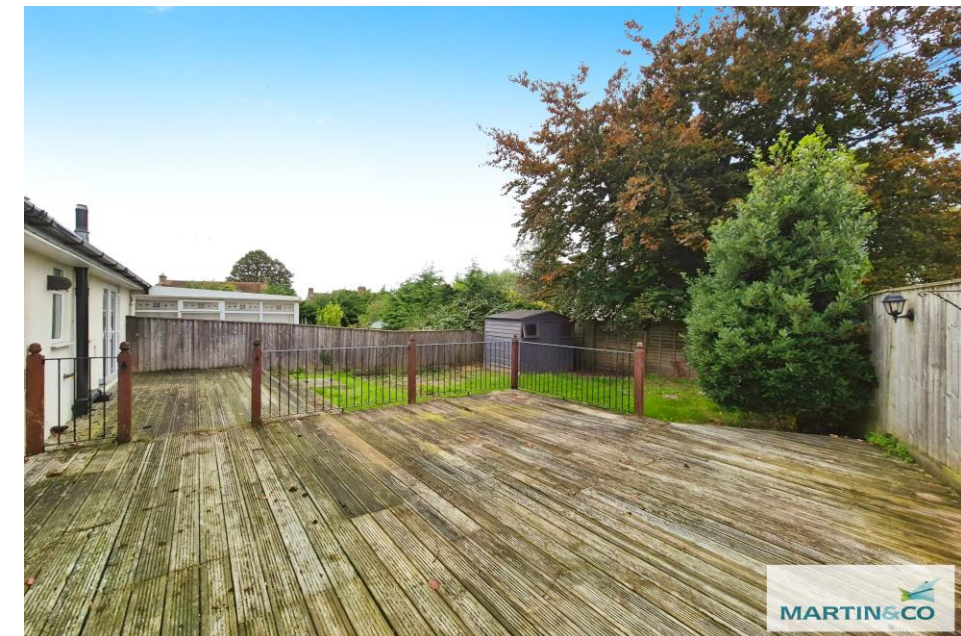
A range of wood-effect units providing plenty of storage, with black laminate work surface. Stone tiled flooring and neutral walls and tiling. Gas range and extractor above, with appliance spaces for washing machine, dishwasher, tumble dryer and fridge freezer.

**BEDROOM ONE** 12' 5" x 9' 10" (3.8m x 3m) Double bedroom with double glazed window to the front. Fitted wardrobes. Neutral carpet and decor. Radiator.

**BEDROOM TWO** 10' 2" x 9' 10" (3.1m x 3m) Double bedroom with double glazed French doors opening to the rear. Neutral carpet and decor. Radiator.

**BATHROOM** Modern bathroom with two double glazed windows to the rear. White marble effect aqua board walls and grey tiled floor. Wood-effect fitted bathroom furniture with white WC and basin. Large shower cubicle. Extractor fan, ceiling spot lights and chrome heated towel rail.

**OUTSIDE** The front of the property is accessed via double wrought iron gates. There is space at the front for car parking, but please note that at present there is no dropped kerb installed from the road so this would need to be applied for from West Dorset Council for ease of parking. A path leads to the side of the property and accesses the large rear garden, which has areas of wooden decking and grass.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

