



## Hays Lodge

£450,000





### Description

New to the market! This stunning detached property in the beautiful rural location of Sedgehill, Shaftesbury is a must-see. Boasting 3 bedrooms, a modern fitted kitchen, spacious sitting room with a charming log burner, and a family bathroom, this home offers comfortable living for a growing family. The property is in excellent condition and is complete with a large enclosed garden, perfect for enjoying the great outdoors. Situated in a picturesque area, Sedgehill is known for its stunning views and peaceful surroundings. With plenty of nearby points of interest such as walking trails, quaint pubs, and historic landmarks, there is always something to explore in this idyllic location. Don't miss out on this fantastic opportunity - contact us today to arrange a viewing of this property.

### Parking arrangements

Driveway Parking

**Energy Performance Rating**

EPC Band – D

**Viewing Arrangements**

By appointment only through Weldons.

**Local Authority**

Wiltshire - Band D

**Services**

Water & Electric are believed to be mains connected. Oil Central Heating.

**Agent Note**

Viewing essential.

Well presented through-out.

**Dimensions (Approx)**

Kitchen - 9'08 x 14'04

Sitting room - 17'09 x 12'04

Conservatory - 17'06x 12'02

Bedroom 1 - 10'03 x 13'11

Bedroom 2 - 8'07 X 12'08

Study / Bedroom 3 - 12'04 x 9'01

Bathroom - 5'10 X 8'05

Utility Room - 9'09 x 9'06

WC - 4'00 x 2'04

Entrance Hallway - 9'04 x 9'11

**Tenure**

Freehold.

**Extra information**

The property is not in a conservation area.

Satellite & TV Fibre available.

Mobile & Broadband coverage - Superfast and Basic available.

Flood risk - Very low.

### **Consumer protection from unfair trading regulations 2008.**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to 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 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.

### **Money Laundering Regulations.**

1. Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Weldons Sales & Lettings has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Weldons Sales & Lettings has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## FLOORPLAN

