



**6 Littledown, Shaftesbury, Dorset, SP7 9HD**

**£850 PCM**

## **Desrciption**

A beautifully presented one-bedroom, unfurnished cottage located on the outskirts of Shaftesbury, benefiting from plenty of natural light and offering charm and character throughout. Recently fully redecorated, the property boasts freshly laid carpets and has been repainted in Farrow & Ball colours. The property is accessed via a porch, with a door opening directly into the sitting/dining room. This room showcases exposed wood beams, an electric wood burner, and stairs leading to the first floor, with an under-stairs cupboard.

At the rear of the property, the kitchen is fitted with wall and base units, a one-and-a-half bowl sink with a drainer, an oven with an electric hob, and space for a washing machine and fridge/freezer. Upstairs, there is a generously sized double bedroom and a bathroom with an electric shower over the bath. The upstairs landing offers a good space for an office desk, along with access to a fully insulated loft with ladder.

To the front of the property, there is a gravelled garden with a pathway leading to the front door, enclosed by hedging. At the rear, a stable door opens into a courtyard garden, with steps leading up to a raised seating area laid to gravel.

The property has gas central heating and double glazing and has on-street parking around the corner. Available unfurnished and on a potentially long term basis.

## **A Note From the Whites Letting Team**

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered

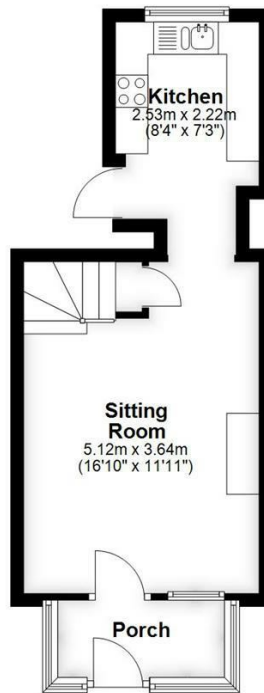
as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

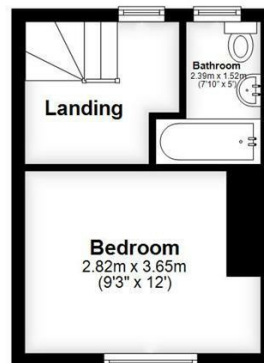
Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

# **Ground Floor** Approx. 29.1 sq. metres (313.2 sq. feet)



# **First Floor** Approx. 18.7 sq. metres (201.2 sq. feet)



Total area: approx. 47.8 sq. metres (514.4 sq. feet)



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

**WHITES**  
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