



1, Chartknolle Cottages, Stoke Abbott, Beaminster, Dorset, DT8 3JN

TO LET
£1100 PCM

Semi-detached three bedroom Cottage in Stoke Abbott village. Living room with wood-burning stove, Kitchen / Breakfast Room, Bathroom. Oil-fired heating from Aga style cooker. Rear enclosed garden. Parking space. No Smoking. EPC: E (39) Council Tax Band: D



HALL

Original flagstone flooring. Stairs to first floor. Doors into:

LIVING ROOM

Window to front aspect with window seat. Small window to side aspect. Original flagstone flooring. Original inglenook fireplace with dog-tooth beam, incorporating a cast-iron wood-burning stove. Under stairs storage cupboard. Radiator. TV point. Telephone point. Door to rear lobby, with further door to rear garden. 4.59m x 3.09m

KITCHEN / BREAKFAST ROOM

Window to front aspect. Window to rear aspect. Original flagstone flooring. Part tiled walls over work surface. Some fitted wall units. Extractor canopy. Fitted base units with space for under-counter free-standing fridge or freezer. Space and plumbing for washing machine. Build-under electric oven / grill. Work surface with stainless steel sink and inset hob with four solid hotplates. Cream Heritage Range cooker with two hotplates and oven (Range also runs the central heating). 4.59m x 3.09m

FIRST FLOOR LANDING

Window to rear aspect. Fitted carpet flooring to stairs, wood board effect laminate board flooring to landing. Airing cupboard. Radiator. Doors into

BEDROOM ONE

Double Size Bedroom, L-Shaped. Window to front aspect. Fitted carpet flooring. Radiator. 2.76M X 4.61M L-Shaped

BEDROOM TWO

Double size room. Window to front aspect. Fitted carpet flooring. Electric panel heater. 2.70m x 2.30m

BEDROOM THREE

Single size bedroom. Window to front aspect. Fitted carpet flooring. Electric Panel Heater. 2.15m x 2.24m

BATHROOM

Window to rear aspect. Fitted vinyl flooring. Part tiled walls. White bathroom suite comprising Bath with shower facility from bath tap, via 'telephone' style bath tap, pedestal wash hand basin and WC. Ladder style radiator / towel rail.

OUTSIDE

Garden to front enclosed with wrought-iron railings and laid to gravel with some established shrubs. Enclosed rear garden laid to lawn with borders of established shrubs. Rear gate giving access to parking space. Wooden garden shed.

FEES

SERVICES

Mains electricity, water and drainage.

Oil fired heating from Range and additional electric panel heaters to bedrooms.

Council Tax Band: D (Dorset Council)

EPC: E (39)

RENT £1100.00 Per calendar month

HOLDING DEPOSIT £253.85 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

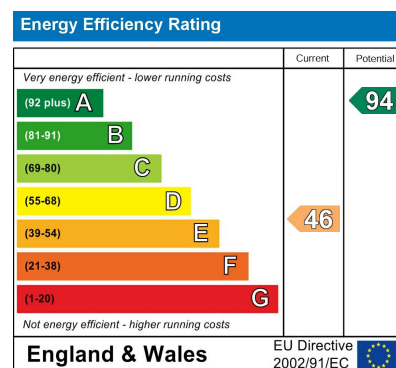
Total fees

£1100.00 Rent in Advance

£1269.23 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWINGS

Strictly by appointment only with Vicary & Co



Vicary & Co

38 South Street

Bridport

Dorset

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements