

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Stoke Knapp Cottage, Stoke Abbott, DT8 3JZ

TO LET
£2000 PCM

A well-appointed four bedroom detached character cottage situated on the north-west side of Stoke Abbott benefitting from spectacular panoramic views. EPC: E Council Tax Band: F Part-Furnished/ Unfurnished Pet Considered



A well-appointed four bedroom detached character cottage situated on the north-west side of Stoke Abbott benefitting from spectacular panoramic views.

Available as a Part-furnished/ Unfurnished Let, rent to include a gardener. Pet Considered.

The property comprises of entrance porch, kitchen/ dining room with Aga and freestanding double oven, a further inner kitchen with integrated dishwasher, fridge and freezer, living room with inglenook fireplace, downstairs utility room/ shower room. A sweeping staircase with skylight window leads you up to the first floor landing where there are four double bedrooms most of which have built in wardrobes/ storage cupboards. Two family bathrooms both with a bath and shower facility. The first floor living room/ sunroom is light and airy and enjoys the far-reaching panoramic views across the countryside, with sliding doors to a terrace and side patio door to the garden. The first floor living room/ sunroom has large glazed windows, Velux skylight windows and a small kitchenette with sink and undercounter fridge.

Outside the cottage garden is beautifully maintained with an array of flowers, shrubs and trees. Comprising of a patio area, laid to lawn with a path that meanders up to an upper level where you will find a large vegetable patch. The cottage benefits from driveway parking for two cars. There is also an outside storage shed.

Stoke Abbott is a pretty country village approximately two miles from Beaminster and seven miles from Bridport surrounded by undulating countryside in an area designated as being of area of outstanding natural beauty.

Approximate Dimensions
Ground floor
Kitchen/Dining Room 4.57m x 3.97m
Inner Kitchen 4.19m x 2.29m
Living Room 5.54m x 3.95m
Utility Room/ Shower Room 3.26m x 1.79m

First floor
Bedroom One (Front aspect) 5.18m x 3.89m
Bedroom Two (Rear aspect) 3.42m x 3.05m
Bedroom Three (Front aspect) 3.92m x 3.02m
Bedroom Four (Rear aspect) 3.05m x 2.68m
Bathroom (Rear Aspect) 3.05m x 1.97m
Bathroom (Front Aspect) 2.62m x 2.28m
Living Room/ Sunroom 4.28m x 4.13m

Heating Type: Oil Fired Central Heating

SERVICES
Electricity and mains water & waste.

COUNCIL AUTHORITY
West Dorset District Council.
Council Tax Band: F

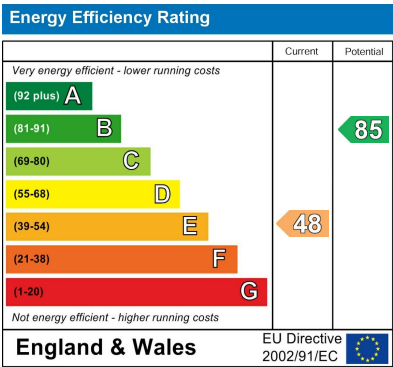
Energy Performance: E (48)

RENT
£2000.00 Per calendar month

£461.53 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. 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
£2000.00 Rent in Advance
£2307.69 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWING
Strictly By Appointment



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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