

Symonds
& Sampson



High Street

Stalbridge, Sturminster Newton, Dorset

19

High Street
Stalbridge
Sturminster Newton
Dorset DT10 2LH

A modern ground floor apartment presented to a very high standard with high quality fixtures and fittings throughout.



- Unfurnished
- Long term let
- Available early July
- High street location
- French doors leading to communal patio
- Within walking distance of local amenities

£775 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A modern ground floor apartment presented to a very high standard with high quality fixtures and fittings throughout.

Available early July for an initial 12-month tenancy. Preference for a longer-term tenancy. Pets at Landlord's discretion.

The accommodation is light and bright with large windows to the front ensuring plenty of natural light. The kitchen is well fitted with integrated oven, hob, fridge, freezer and dishwasher. The bedroom is located to the rear of the property and benefits from french doors which lead to the communal patio.

Rent: - £775 per calendar month / £179 per week
Holding Deposit - £179
Security Deposit - £894
Council Tax Band - A
EPC Band - D
Zero deposit option available via Reposit

SERVICES

The rent is exclusive of all utility bills including council tax, mains gas, electricity, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited depending on provider, outdoor mobile signal is likely and superfast broadband is provided to the property. There is very low risk of surface water flooding and very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property is of brick/block and mortar build under a tiled roof and will be let unfurnished.

SITUATION

The flat occupies a great location on the High Street and is within easy walking distance of all the shops and amenities the town provides. Stalbridge is a small north Dorset village boasting a busy traditional High Street with many shops and businesses including post office, pub, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church. Both Sturminster Newton and Sherborne are within easy driving distance being 6 and 8 miles respectively.

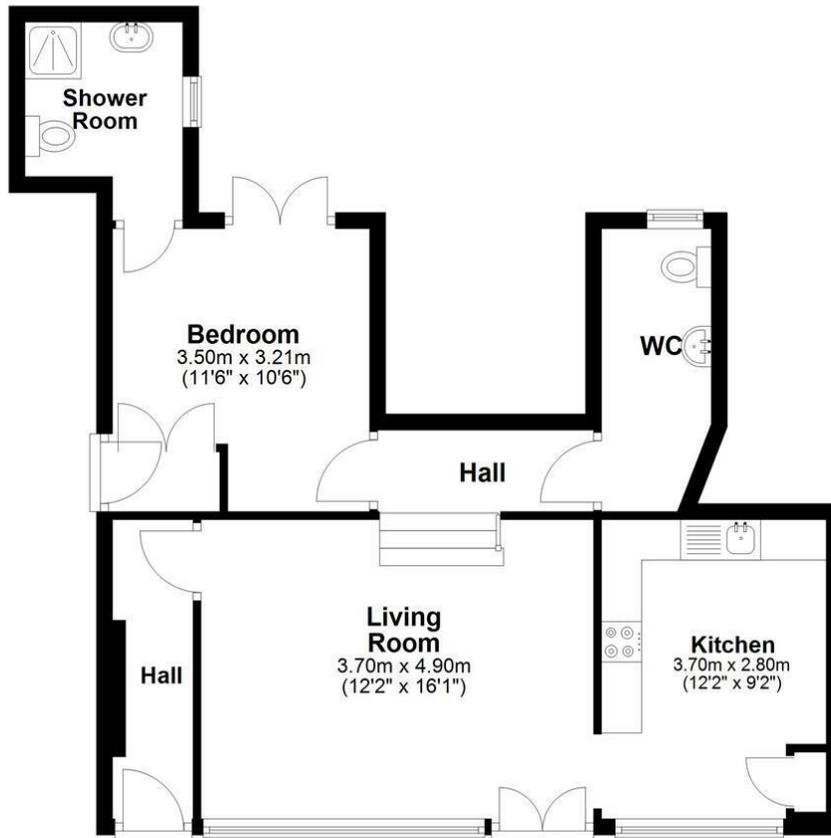
DIRECTIONS

What3words:///unites.only.blatantly On entering Stalbridge on the A357 from Sturminster Newton direction, continue to the High Street where the property will be found on the left hand side. Park in Station Road or in the library car park.



Ground Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 56.7 sq. metres (610.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sturminster Newton/LM/June25



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