



Symonds
& Sampson

Candlesticks

Wonston, Hazelbury Bryan, Sturminster Newton, Dorset

Candlesticks

Wonston
Hazelbury Bryan
Sturminster Newton
Dorset DT10 2EE

A charming two bedroom attached thatched cottage situated in the popular village of Hazelbury Bryan.



- Unfurnished
- Available immediately
- Situated in the popular village of Hazelbury Bryan
 - Character cottage
 - Off Road Parking
- Garden with views across open countryside

£1,100 Per Month

Sturminster Lettings
01258 473766
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THE PROPERTY

Candlesticks is a charming two bedroom attached cottage located in the popular village of Hazelbury Bryan.

Available immediately for an initial 12-month tenancy. Pet considered at the Landlord's discretion.

The property has been sympathetically restored and provides light, stylish and comfortable accommodation but still boasts a wealth of original features. The ground floor comprises of a good sized kitchen overlooking the garden, a sitting room with a feature fireplace and wood burner. The well-fitted bathroom can also be found on this floor. Upstairs there are two generous bedrooms.

Outside, there are gardens to the front and rear of the property and are mainly laid to lawn. Off-street parking is available to the side of the property.

Rent - £1100 per calendar month / £254 per week

Holding Deposit - £254

Security Deposit - £1269

Council Tax Band - D

EPC Band - D

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity. New electric night storage heaters. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a stone and brick build under a thatched roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

Several hamlets make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways crisscrossing the countryside giving ample opportunity for walking and riding.

Hazelbury Bryan has a shop, school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are accessible as are the coastal resorts of Poole and Weymouth.

DIRECTIONS

[what3words///titles.honeybees.prayers](https://www.what3words.com/what3words///titles.honeybees.prayers)

From Sturminster Newton proceed over the River Stour turning right onto the A357. Take the next left signposted for Hazelbury Bryan and follow this road through Hazelbury Bryan and into Wonston.

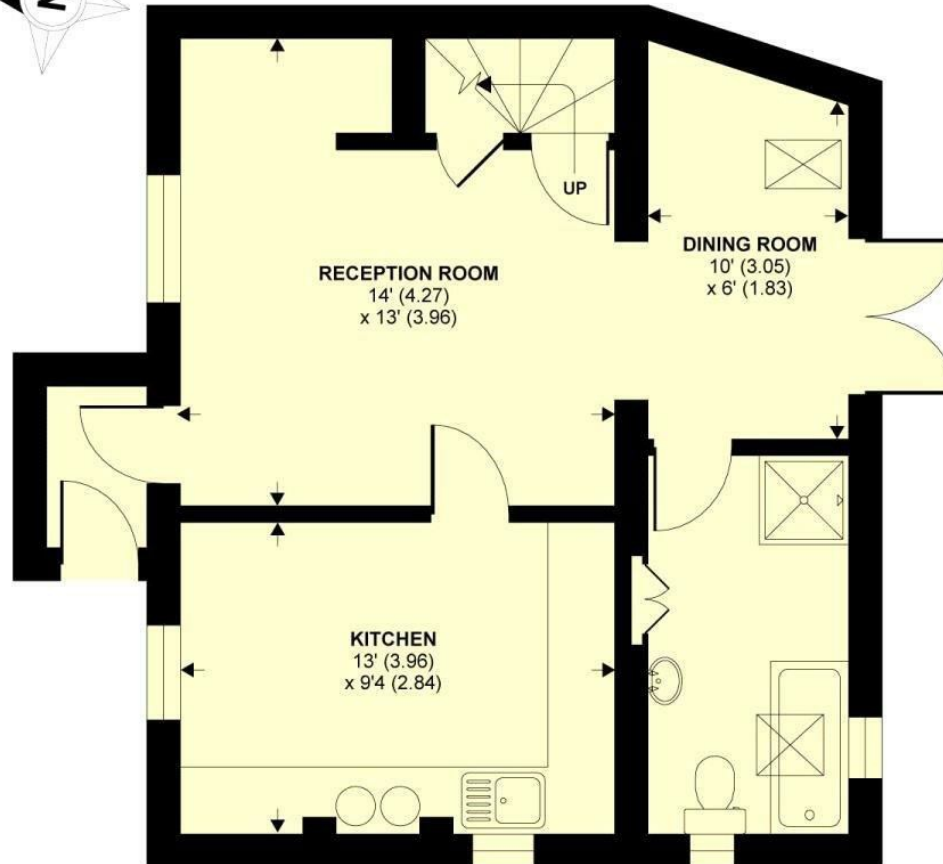
Candlesticks will be found on the right hand side as you drive through.



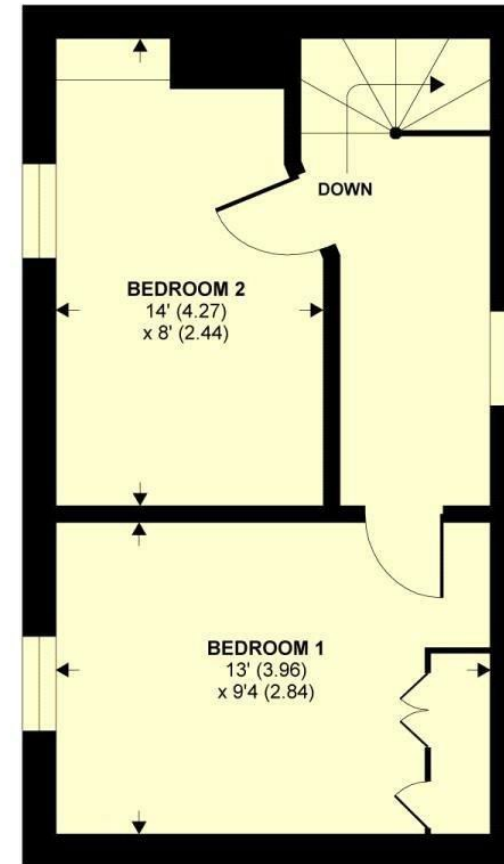
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APPROX. GROSS INTERNAL FLOOR AREA 798 SQ FT 74.1 SQ METRES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
21-34	H		
1-20	I		
Not energy efficient - higher running costs			
England & Wales		75	55
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

SturminsterNewton/LM/September25

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