

Symonds
& Sampson



Honeymead Lane

Sturminster Newton, Dorset,

Honeymead Lane

Sturminster Newton

Dorset

DT10 1QH

A substantial five bedroom three storey attached house offering flexible accommodation within walking distance of the town.



- Unfurnished
- Long term let
- Available early November
- Within walking distance of Sturminster Newton
 - Views over countryside front and back
 - Garage and parking

£1,450 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A substantial five bedroom three storey attached house offering flexible accommodation within walking distance of the town.

Available early November with preference for a longer-term let. Pets considered at the Landlord's discretion.

56 Honeymead Lane is a large attached property arranged over three floors. On the ground floor there is a newly fitted kitchen, good sized sitting room leading to a dining room and conservatory. The first floor comprises of three generous bedrooms one with en-suite. The second floor has a further two bedrooms and the family bathroom. There has been partial redecoration where required and also some new carpets.

The property benefits from gas central heating, UPVC windows, a garage with an additional parking space and a low maintenance garden to the rear.

Zero deposit option available via Reposit.

Rent - £1450 per month / £334 per week

Holding Deposit - £334

Security Deposit - £1673

EPC Band - C

Council Tax Band - D

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains gas and mains electricity. 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 brick build under a tiled 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

Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

DIRECTIONS

what3words///birthdays.shorthand.salary

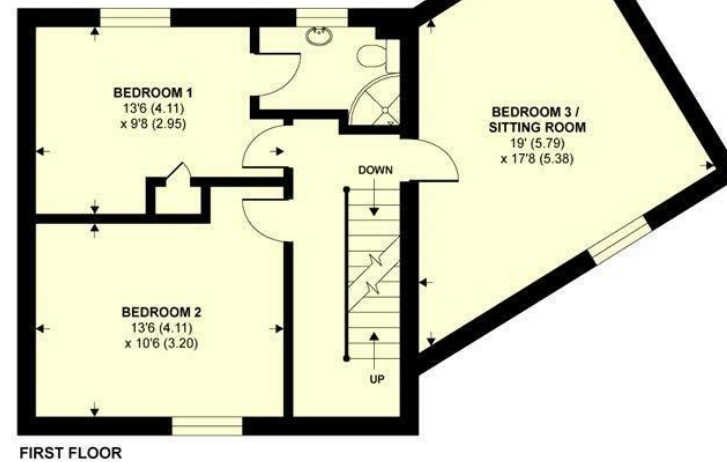
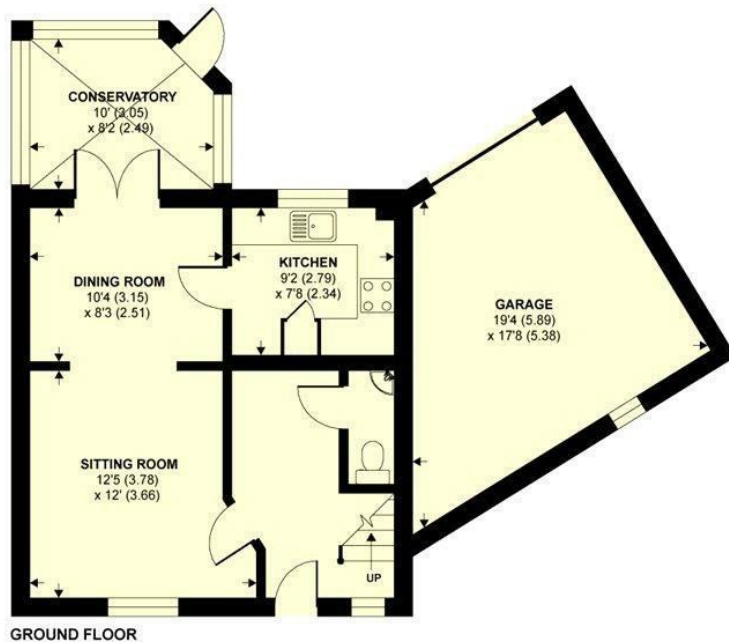
From our office head towards Shaftesbury on the B3091 Manston Road and just before leaving the town the property will be found in the left hand side.



Honeymead Lane, Sturminster Newton, DT10 1QH

APPROX. GROSS INTERNAL FLOOR AREA 1815 SQ FT 168.6 SQ METRES (INCLUDES GARAGE)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A+	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England & Wales	84



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/October25

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01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Agriculture House,
Sturminster Newton, Dorset, DT10 1AR



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