

Symonds  
& Sampson



# Gomershay Cottages

Stalbridge, Sturminster Newton,



# Gomershay Cottages

Stalbridge  
Sturminster Newton  
DT10 2RT

A recently renovated three bedroom cottage located on the outskirts of the popular town of Stalbridge benefitting from far reaching countryside views.



- Unfurnished
- Long term let
- Available immediately
- Situated on the outskirts of the popular town of Stalbridge
  - Recently renovated
  - Parking and gardens

£1,400 Per Month

Sturminster Lettings  
01258 473766  
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## THE PROPERTY

A recently renovated three bedroom cottage located on the outskirts of the popular town of Stalbridge benefitting from far reaching countryside views.

Available immediately for an initial 12-month tenancy with preference for a longer-term tenancy. Pets considered at the Landlord's discretion.

Gomershay Cottage has been recently renovated to a high standard with high quality fixtures and fittings throughout. The ground floor comprises of a modern kitchen/dining room with patio doors leading to the garden, separate utility room and a cosy sitting room with wood-burner. Upstairs, there are three bedrooms. Please note the shower room is downstairs.

Outside, the property benefits from a large garden that overlooks the surrounding farmland. Off-street parking is also available to the front of the property for multiple vehicles.

Rent: - £1400 per calendar month / £323 per week

Holding Deposit - £323

Security Deposit - £1615

Council Tax Band - C

EPC Band - D

## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, private drainage, mains electricity and oil for central heating. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is a low recorded flood risk at the property. The property is of a brick build under a tiled roof. The property will be let unfurnished.

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

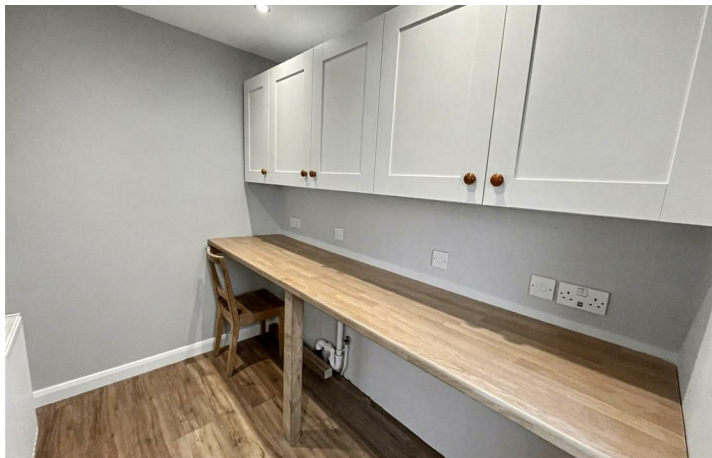
<https://www.gov.uk/check-long-term-flood-risk>

## SITUATION

Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, 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 and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive.

## DIRECTIONS

what3words:///trash.rainwater.lung





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
93-100 A		
81-92 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Sturminster Newton/LM/August25



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