



Symonds  
& Sampson

# Clapton Farm Cottages

Cucklington, Wincanton, Somerset



# Clapton Farm

Cucklington

Wincanton

Somerset BA9 8LH

A well-presented three-bedroom semi-detached cottage, situated on the edge of a working farm set in a rural location with far-reaching countryside views.



- Unfurnished
- Long term let
- Available early March
- Far reaching countryside views
- Ample parking
- Rural location

£1,100 Per Month

Sturminster Lettings

01258 473766

sturminster@symondsandsampson.co.uk



## THE PROPERTY

A well-presented three-bedroom semi-detached cottage, situated on the edge of a working farm set in a rural location with far-reaching countryside views.

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

Clapton Farm Cottages is a well presented semi-detached cottage offering an open plan living area with wood burning stove, ground floor bathroom, 3 bedrooms and first floor shower room.

The property is approached via a private driveway with an open plan front garden. The driveway leads down the side of the house, which provides ample parking and includes a useful shed.

Rent: - £1100 per calendar month / £253 per week

Holding Deposit - £253

Security Deposit - £1269

Council Tax Band: B

EPC Band: E

Zero deposit available via Reposit

## SITUATION

The property is situated on the edge of a working farm at the end of a no-through lane just off the A303 between Wincanton and Gillingham. Gillingham is a very attractive town set in North Dorset, benefiting from a main line railway station to London and the A303 only 4 miles to the north. The town centre has a Waitrose supermarket and an excellent selection of small local shopping facilities. There is a good selection of well-respected schools in the area - both primary and secondary, and a choice of local golf courses.

## SERVICES

The rent is exclusive of all utility bills including council tax. Mains electricity, and drainage. Water to be billed by the farm twice yearly.

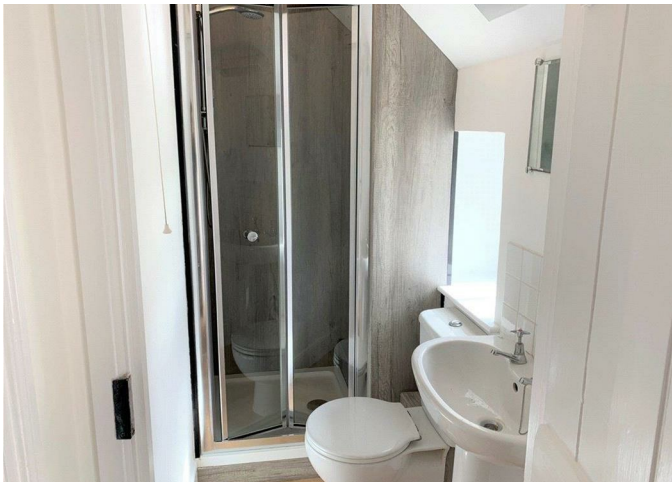
There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

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

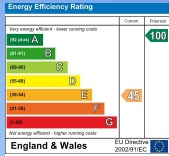
<https://www.gov.uk/check-long-term-flood-risk>

## DIRECTIONS

What3words:///dummy.troubles.brothers From the A303 heading toward Wincanton, take the exit off signposted to Shaftesbury and Gillingham on the B3081. After about 300 yards, turn right which will be identified by a To Let board. Continue past the Manor House and up the hill turning right into the drive and number 4 is the far end cottage.







Sturminster Newton/LM/Jan26



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