



8, Newland, Sherborne, Dorset, DT9 3JQ

A terraced spacious family home set in the heart of Sherborne.



- Spacious family home
- Five double bedrooms
- Gas central heating

- Within easy walking distance to Town centre
 - Useful cellar area
 - Walled rear garden

£2,250 Per Month

A terraced spacious family home set in the heart of Sherborne, currently being decorated throughout and new carpets to be fitted.

The front door leads to an entrance hall with doors off to the well fitted modern kitchen / diner. Also the sitting room with windows to the front and rear. Stairs lead to the first floor with three double bedrooms and a family bathroom with separate shower cubicle. Another staircase leads to the second floor with two double bedrooms and a bathroom.

There is a cellar on the ground floor providing adaptable space for a games room, gym or storage.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is likely and ultrafast broadband is provided to the property via Openreach or All Points Fibre. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished

Rent: - £2250 per calendar month / £519 per week
Holding Deposit - £519
Security Deposit - £2596
Council Tax Band - E
EPC Band - E

OUTSIDE

The property benefits from an enclosed walled garden to the rear, with patio area. One off road parking space.

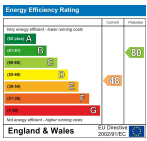
SITUATION

Sherborne offers a wide range of independent shops, two supermarkets, cafes, sporting facilities and a railway station which is on the direct line to London Waterloo (approx. 2hrs 20 minutes). There is good access to the A303 for road links to Exeter and London. The larger town of Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and amenities.

DIRECTIONS

what3words:///tolerates.spurtd.nipped

Yeovil Lettings/KM/13.06.2025



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