

Symonds
& Sampson

Longburton Farm House

Longburton, Dorset

Longburton

Longburton
Dorset DT9 5PG

A substantial detached former farmhouse



- Village location
- Close to Sherborne with many amenities
- Recently decorated and some new carpets
 - Well fitted modern kitchen
 - Enclosed rear garden
- Open front barn for storage or parking

£2,000 Per Month

Yeovil Lettings
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THE PROPERTY

A detached spacious family home set in a village location.

The side door leads to a boot room, following into the well fitted modern kitchen. Further corridor leads to three reception rooms, utility room and cloakroom. Stairs lead to the first floor with four bedrooms bedrooms one with an ensuite shower room and a family bathroom with separate shower cubicle. There is a cellar on the ground floor. Adjacent to the house is a room suitable for a home office.

The rent is exclusive of all utility bills including council tax, mains electric, oil, water and drainage. There is mobile coverage in the area, please refer to Ofcom's website for more details. Superfast broadband is available to the property via Openreach. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating and will be let unfurnished

Rent: - £2,000 per calendar month / £461 per week
Holding Deposit - £461
Security Deposit - £2307
Council Tax Band - E
EPC Band - E



OUTSIDE

As you drive off the road towards the property there is a parking area along side the property. An open fronted barn provides further parking. To the rear of the property is an enclosed garden laid mainly to lawn with fruit trees and a gravel area.

SITUATION

Situated in a sought after location within the heart of Longburton. The village offers a strong community spirit with a pub, village hall, and parish church.

Just four miles south of Sherborne, Longburton benefits from easy access to the town's excellent amenities, including independent shops, supermarkets and well-regarded private schools. Sherborne also offers a direct train service to London Waterloo (2.5 hours), with a faster route to Paddington from Castle Cary (90 minutes). Yeovil (8 miles) and Dorchester (15 miles) provide further amenities, and Bournemouth, Bristol, and Exeter Airports are all within reach.

DIRECTIONS

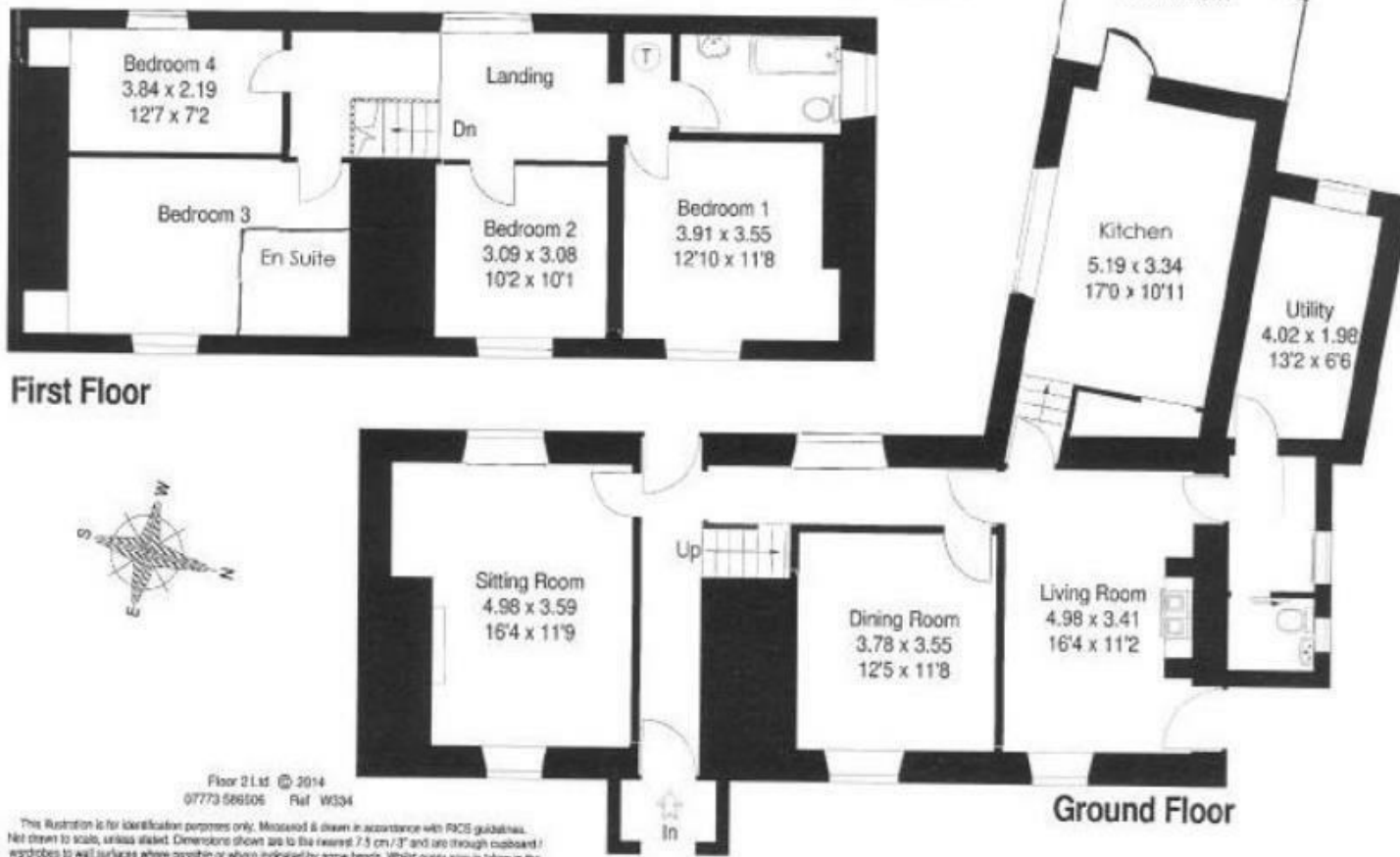
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Energy Efficiency Rating		
Energy efficient - lower energy costs	Score	Details
Rating A		
Rating B		
Rating C		
Rating D		
Rating E		
Rating F		
Rating G		
England & Wales		
EPC Rating		
2009/10/10		

Longburton Farmhouse, Longburton

Approximate Gross Internal Area :- 195 sq m



Office/Neg/Date



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