



# Penmar, Market Place,

Sturminster Newton, Dorset DT10 1AS

## Three Bedroom Semi-Detached property

A unique property arranged over three floors and located in the heart of the Dorset market town of Sturminster Newton. The property offers well-presented flexible living space with an enclosed courtyard garden.

**£1,000 per calendar month | Available now**

t. 01747 356099

w. [fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)



**Fowler Fortescue**  
RURAL ASSET MANAGEMENT

**Penmar**  
**Market Place**  
**Sturminster Newton**  
**Dorset**  
**DT10 1AS**

### Description/Location

Penmar is a unique property arranged over three floors and located in the heart of the Dorset market town of Sturminster Newton. The accommodation extends behind the commercial premises on the ground floor and also above on the first and second floors. The property offers well-presented flexible living space with an enclosed courtyard garden.

There are a range of shops and a Leisure Centre within the town. Shaftesbury and Blandford are 8 and 9.5 miles away respectively. The town of Gillingham (9 miles) offers mainline railway station connections to London Waterloo and the beautiful Jurassic Dorset Coast is under an hour's drive.

### Accommodation

The ground floor (behind commercial premises) comprises:

KITCHEN 17'11" x 9'9"

With a range of corner and floor units, integrated dishwasher, range style cooker and fridge freezer

MUSIC ROOM

Flexible use room providing access to the first floor

The first floor comprises:

SITTING ROOM 20'2" x 11'4"

Front aspect with wood-burner

BEDROOM 1 16'4" X 6'11"

A good-sized room with rear, garden aspect

LANDING/ STUDY

Good sized Landing with suitability for use as a Study area

BATHROOM

With white suite including corner bathroom and separate shower cubicle

The second floor, accessed by a narrow staircase (please see Restrictions) comprises:

BEDROOM 2 16'8" X 12'5"

Double room with front aspect.

BEDROOM 3 10'4" X 10'2"

A single front aspect room

### Outside

The garden is accessed via gated entrance off the main street. The courtyard garden is enclosed and mainly laid to patio with a raised decking area. Parking is available either in The Row (Residents Parking permit required from Dorset Council and available on a "first come, first served" basis) or via Station Road car-park (via a Flexi-Stay permit available from the Dorset Council which can be used throughout the county, with the exception of BCP, at a cost of £29 pcm or £305 pa) – tenant to make their own enquiries.

### Services

The property benefits from mains water, gas central heating and mains drainage. Please note at present the water and sewage are shared with the commercial premises and a contribution towards the cost of these services will be charged monthly (please see further details under Terms).

### Restrictions

Pets by negotiation.

Access to the second floor Bedrooms is via a narrow, winding staircase.

### Local Authority

Council Tax Band C (North Dorset).

### EPC

The property has an EPC rating of D57.

### Photos



The property is available now.

### Terms

The rent is £1,000 per calendar month, payable monthly in advance, exclusive of council tax, gas and electricity. Water and sewage are connected to the commercial premises and a contribution will be charged at a total of £45 per calendar month.

A holding deposit of £230 is payable to secure the property (see further details and conditions in our fee summary) and £1,150 is payable as a security deposit.

### Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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**RICS**

