



23 Badgers Way

Sturminster Newton, Dorset DT10 1DA

Three Bedroom Semi-Detached property

A modern, recently refurbished three bedroom semi-detached property with garden, garage and off road parking in a well situated residential area on the edge of the market town of Sturminster Newton.

£1,050 per calendar month | Available now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT



23 Badgers Way
Sturminster Newton
Dorset
DT10 1DA

Description & Location

23 Badgers Way is a modern recently refurbished three bed double glazed semi-detached property situated close to the popular historic town of Sturminster Newton and within walking distance of key amenities. There are a range of shops and a Leisure Centre within the town as well as a weekly market and annual Cheese Festival and good access to pre-school, primary and secondary school education.

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 comprises:

SITTING ROOM	14'10 x 11'5
Good sized room with front aspect	
KITCHEN/DINER	14'8 x 10'4
Open plan Kitchen / Diner with a range of floor and wall cupboards, under-stairs cupboard and access to the garden through double doors	

The first floor comprises:

BEDROOM 1	14'1 x 8'3
Good sized double room with front aspect	
BEDROOM 2	9'0 x 7'9
Good sized double room with rear aspect and fitted wardrobes	
BEDROOM 3	9'3 x 6'6
Good sized single room with front aspect	
BATHROOM	
White suite with enclosed shower	

Outside

The enclosed garden is accessed via gated entrance to the side of the Garage. There is also off-street parking for one vehicle.

EPC

The cottage has an EPC rating 'D63'.

Services and Utilities

The property benefits from mains water, gas central heating and mains drainage.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet, Gigaclear, Trooli & OpenReach. Mobile phone signal is noted as being good both inside and outdoor. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,050 pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £240 is payable to secure the property (see further details and conditions in our fee summary) and £1,210 is payable as a security deposit.

Council Tax Band C— Dorset County Council (North Dorset).

Availability

The property is available from [June 2024].

Restrictions

Pets by negotiation.

Photos



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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