



WAYSIDE  
SHIPTON GORGE  
Dorset, DT6 4NA

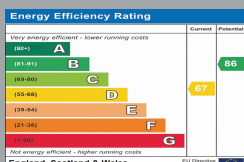
£1,700  
PER CALENDAR MONTH

[goadsby.com](https://goadsby.com)

# THREE BEDROOM DETACHED COTTAGE

**\*\*COUNCIL TAX  
INCLUDED IN THE  
RENT\*\***

- Three Bedrooms
- Country Views
- Council Tax Included In The Rent
- Boasting Character Throughout
- EPC Rating Band: D



Reference: 1138040

**Deposit Amount:** £1961.53

**Council Tax:** Band D

**Furnishing:** Optional

**Heating Type:** Gas fired hot water radiators

**Parking:** Driveway

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



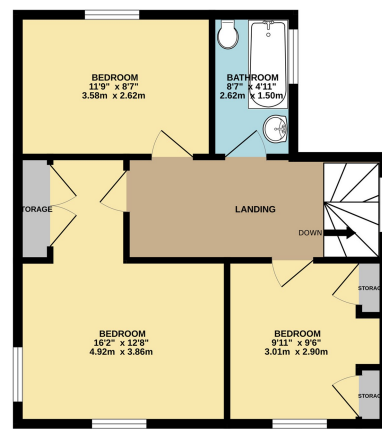
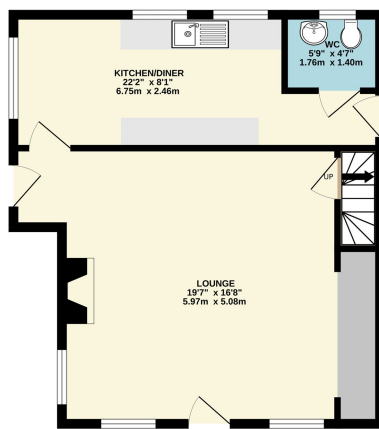
This charming three bedroom detached property is nestled in the picturesque countryside village of Shipton Gorge. Situated amidst large pretty gardens, this superb property boasts a convenient village location with easy access to nearby countryside walks.

On the ground floor is a reasonable size lounge, a kitchen / dining area and a down stairs wc. On the first floor are three good size bedrooms and a family bathroom.

To the rear of the property the garden is tiered and offers beautiful views of the surrounding countryside. There is also a generous patio area that catches the sun throughout the day.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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