



North Street

Langton Matravers Swanage, BH19 3HL



£1,150 PCM



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BH19 3HI

- Charming Purbeck Stone Character Cottage
- Two Sizeable Double Bedrooms
- Beautiful Well-Maintained Private Garden
- Cosy Living Room with Log Burner
- Allocated Off-Road Parking Space & Double Storage Shed
- Desirable Location ~ North Street, Langton Matravers
- Breath-taking Country Walks Nearby
- Well-Presented Kitchen-Diner with Appliances
- Available for Long Term Let
- Option to Let Unfurnished / Part Furnished





This CHARMING PURBECK STONE CHARACTERFUL COTTAGE with TWO SIZEABLE DOUBLE BEDROOMS, a PRIVATE GARDEN in STUNNING SERENE SETTING and an ALLOCATED PARKING SPACE is AVAILABLE NOW for LONG-TERM LET.



The property boasts a beautiful, well-kept private garden -a sun trap in the summer months- in a stunning, serene setting. The lawned garden is bordered by shrubs, framed by a picnic bench at the far end and benefitting from a double storage shed. Completing the outside is the property's allocated parking space.



Stepping through the stable door, you find yourself in the entrance hallway. To the left, you find yourself in the living room. The room presents a light and airy space with sunshine beaming through the front and rear aspect windows. The lounge also benefits from: a feature stone fireplace with working log burner; framed by shelving to both sides and a feature beam along the ceiling.

Back into the hallway and to your right, you find yourself in the kitchen-diner. The room consists of traditional-style white kitchen units with wood-effect worktop, as well as white goods such as cooker with hob over; dishwasher and washing machine.

Completing the ground floor accommodation is the bathroom. The room consists of panelled bath unit with shower overhead, wash-hand basin, close coupled WC and a heated towel rail.



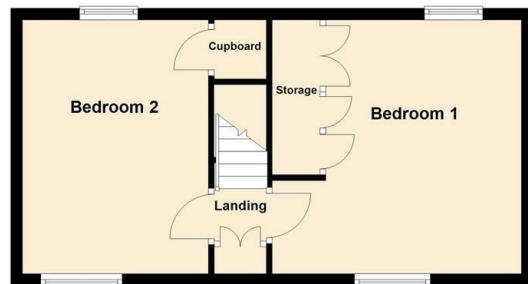
Ascending to the first floor, the landing branches to the left and right. Each way hosts a sizeable double bedroom with feature wooden flooring and ample built in storage. The rooms currently each host beds, a wash-hand basin and ample space.

The property is in an idyllic location, with good broadband connection and available for long-term let.

Ground Floor



First Floor



Living Room

14'3" max x 13'11" max (4.35m max x 4.25m max)

Bathroom

7'10" max x 5'6" max (2.4m max x 1.7m max)

Kitchen

14'5" max x 7'10" max (4.4m max x 2.4m max)

Bedroom 1

16'0" max x 13'9" max (4.9m max x 4.2m max)

Bedroom 2

16'4" max x 10'5" max (5m max x 3.2m max)

Lettings Additional Info

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced Cottage

Property construction: Purbeck Stone

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

<https://checker.ofcom.org.uk/>



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
53	87
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	