



Symonds
& Sampson

Angel Court
Shaftesbury, Dorset,

Angel Court

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Shaftesbury
Dorset
SP7 8HX

A pretty 2/3 bedroom cottage style property tucked in the corner of this sought after courtyard development within the heart of the town centre.



- Unfurnished
- Long term let
- Available mid May
- Tucked away location in the town centre
 - Conservatory
 - Off road parking space



£1,100 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A pretty 2/3 bedroom cottage style property nestled in the corner of this sought after courtyard development within the heart of the town centre.

Available mid-May with a preference for a longer term tenancy. One small pet considered.

The property offers a double glazed conservatory, gas central heating, well fitted kitchen and spacious lounge with gas fire. There is ample storage space and on the first floor there are two double bedrooms, a dressing room/study, and bathroom.

There is a small outside patio area and one off street parking space.

Rent: - £1100 per calendar month / £253 per week
Holding Deposit - £253
Security Deposit - £1269
No deposit option available via Reposit
Council Tax Band - D
EPC - D

N.B. Under the Estate Agents Act 1979 we are required to inform any prospective tenant that this property is owned by a member of staff of Symonds & Sampson and as such constitutes a "connected person"

SERVICES

The rent is exclusive of all utility bills including council tax, mains gas, water, drainage and electric. There is mobile signal and superfast broadband provided to the property as stated by the Ofcom website. There is a medium risk of surface water flooding and a low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property is of a brick build under a tile roof, has gas central heating and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

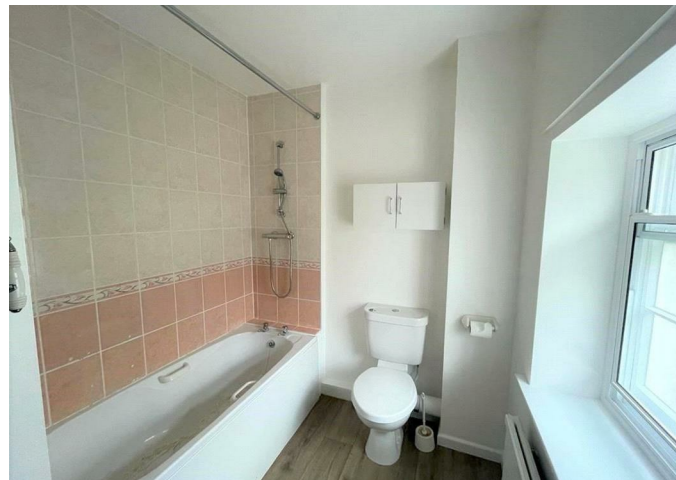
The property is situated in a corner of a small courtyard of similar properties within in the heart of the town centre. Shaftesbury has an excellent range of shops and amenities including cafes, pubs, restaurant, niche retailers, a newly re-opened boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the South West

DIRECTIONS

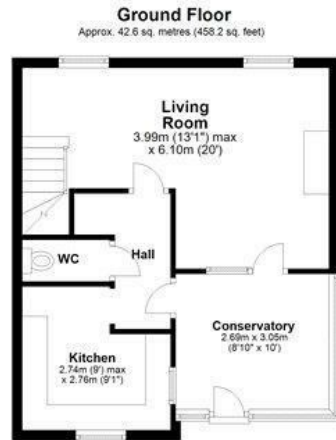
What3Words///What3words///charities.goggles.pram

From Bell Street, head towards Barton Hill and you will see a stone archway to the right hand side. This provides vehicular access and the property is found in the corner on the left hand side.

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Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating) shows how energy efficient a property is.			
A	92-100	67	87
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
The energy efficiency class (rating) shows how energy efficient a property is.			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 78.1 sq. metres (840.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.

Plan produced using PlanUp.

Sturminster Newton/LM/April26



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Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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