



10 Castlemans Cottages

Castlemans Lane, Hinton St Mary, DT10 1LY

Three bedroom end of terrace cottage

A well-proportioned cottage benefitting from a good sized garden, garage and off-road parking to the rear, located in the sought-after rural village of Hinton St Mary.

£1,300 per calendar month | Available from 1st August

t. 01747 356099

w. fowlerfortescue.co.uk



10 Castlemans Cottage
Castlemans Lane
Hinton St Mary
Sturminster Newton
Dorset
DT10 1LY

Description & Location

The property offers well-proportioned living accommodation, good sized enclosed rear garden and garage situated on a quiet lane in Hinton St Mary. The village benefits from a church, local pub and cricket ground. The busy town of Sturminster Newton is just over a mile away where there are a range of shops, regular markets and a Leisure Centre. The larger towns of Shaftesbury and Blandford are 8 and 12 miles away respectively. The town of Gillingham (8 miles) offers mainline railway station connections to London Waterloo. The beautiful Jurassic Dorset Coast is under an hour's drive from Hinton St Mary.

Accommodation

ENTRANCE HALL with stairs up to first floor and doors leading to:

LOUNGE (3.85m x 6.10m)
large dual aspect room benefitting from an open fire

KITCHEN (3.41m x 2.81m))
with a range of fitted wall and floor units, built-in oven and hob plus space for further appliances (those shown are not included), back door leading into the garden

DOWNSTAIRS WC

The first floor comprises:

BEDROOM ONE (3.85m x 3.61m)
Good sized double bedroom with front facing aspect

BEDROOM TWO (2.84m x 2.37m)
Single bedroom with view over the rear garden

BEDROOM THREE (3.41m x 2.83m)
Good-sized single / small double bedroom with rear facing aspect

BATHROOM (3.00m x 1.70m)
with white suite comprising bath with shower over, hand basin and WC

Outside

There is a good sized, enclosed garden to the rear mainly laid to lawn. There is a single garage and off-road parking to the rear. There is a small open garden to the front laid to lawn.

EPC

The cottage has an EPC rating 'E49'.

Services and Utilities

The property is heated via electric storage heaters and served by mains drainage and water.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Open Reach or Wessex Internet. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,300 per calendar month payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £300 is payable to secure the property (see further details and conditions in our fee summary) and £1,500 is payable as a security deposit.

Council Tax Band D – Dorset Council (North Dorset)

Availability

The property is available now.

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.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH



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