



## 109, Coombe, Sherborne, Dorset, DT9 4DF

A beautifully situated two bedroom semi-detached cottage.



- Beautiful Countryside setting
  - Character features
  - Gas central heating
- Modern kitchen
- Ground floor shower room
- Off road parking

£995 Per Calendar Month

A two bedroom semi detached cottage built of stone under a tiled roof.

The property offers the best of both worlds because it sits on the outskirts of Sherborne, yet you get the feeling you are in the middle of the countryside. The property has been modernised, with character features throughout. There is a modern fitted kitchen, sitting room and downstairs shower room. On the first floor are two bedrooms and a toilet. Patio area to the front of the property.

The rent is exclusive of the following utility bills council tax, mains electric, mains gas, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. Please check website for flood information in the area on the GOV.UK website. The property has gas central heating and will be let unfurnished.

Available mid April for an initial 12 month tenancy  
Rent: - £995 per calendar month / £229 per week  
Holding Deposit - £229  
Security Deposit - £1148  
Council Tax Band - C  
EPC Band - D  
No deposit option available via Reposit



## OUTSIDE

The property offers a delightful rural outlook and is surrounded by fields, but it is ideally positioned on the outskirts of Sherborne. There is a small patio area to the front of the house, which enjoys sun all day and is perfect for a morning coffee and lunch! There is off road parking and lots of nearby footpaths for longer walks.

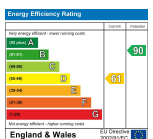
## SITUATION

The majority of the town's facilities lie within walking distance including the main shopping thoroughfare of Cheap Street, the Abbey, two supermarkets and a mainline railway station with a regular service to London Waterloo.

## DIRECTIONS

what3words///voices.symphonic.aware

On entering Sherborne on the A30 from Yeovil direction, turn left at the second set of traffic lights onto Marston Road. Take the first right hand turning onto Coombe and continue along this road for approximately 0.5 mile and the property will be found on the right hand side.



Sherborne/KM/10.03.26



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