

Symonds
& Sampson

Manor Close
Charlton Horethorne, Sherborne,

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Manor Close
Charlton Horethorne
Sherborne
DT9 4PF

A recently renovated two-bedroom single storey property conveniently located in a popular residential cul-de-sac situated in Charlton Horethorne near Sherborne.



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- Unfurnished
- Long term let
- Available immediately

• Situated in the popular village of Charlton Horethorne

- Recently renovated
- Enclosed rear garden



£995 Per Month

Blandford Lettings
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THE PROPERTY

A recently renovated two-bedroom single storey property conveniently located in a popular residential cul-de-sac situated in Charlton Horethorne near Sherborne.

Available immediately with preference for a longer-term let.

The accommodation comprises of a well fitted kitchen, spacious sitting room with views over the garden, a good sized master bedroom, second bedroom and wet room. The property is tastefully presented throughout and benefits from new Dimplex electric heaters and double glazing.

Outside, the property benefits from an enclosed rear garden, mainly laid to lawn. There is also a useful utility/shed.

Rent - £995 per calendar month / £229 per week

Holding Deposit - £229

Security Deposit - £1148

Council Tax Band - B

EPC - C

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let unfurnished.

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

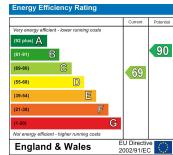
<https://www.gov.uk/check-long-term-flood-risk>

DIRECTIONS

what3words///pumps.driftwood.swanky



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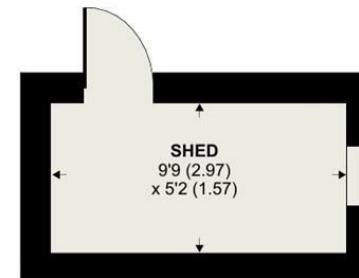
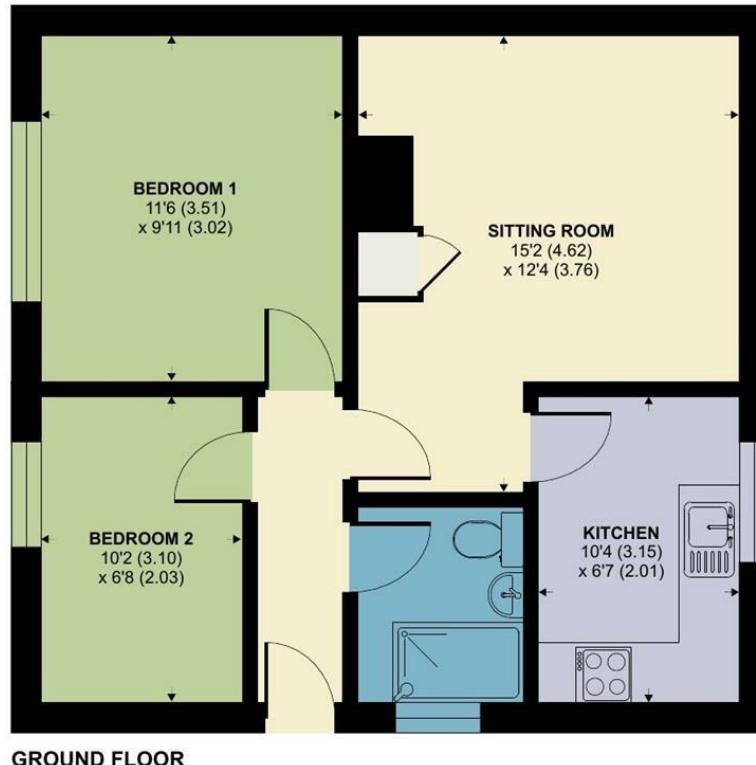


Approximate Area = 514 sq ft / 47.7 sq m

Outbuilding = 49 sq ft / 4.6 sq m

Total = 563 sq ft / 52.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024. Produced for Symonds & Sampson. REF: 1388645



Blandford/LM/December25



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