



## Flat 2, Victoria Hall Flats, North Street, Milborne Port, Dorset,

A well presented ground floor two bedroom flat



- Ground floor
- Allocated parking for one car

- Open plan kitchen/lounge
- Close to primary school

£875 Per Calendar Month

A modern ground floor flat built from ham stone under roof tiles set in the heart of Milborne Port.

Available early August for an initial 12 months with a preference for a long let.

The front door opens into the open plan kitchen with free standing oven and washing machine and a good range of cupboards, the lounge area is large and with hard flooring. The two bedrooms are good size doubles, one with built in wardrobe. The bathroom is modern with shower over bath.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is unlikely, outdoor mobile signal is likely and superfast broadband is available in the area via Openreach and Gigaclear. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

Available early August for an initial 12 month tenancy.  
Rent: - £875 per calendar month / £201 per week  
Holding Deposit - £201  
Security Deposit - £1005  
Council Tax Band - A  
EPC Band - B  
No deposit option available through Reposit

## SITUATION

Located with the heart of Milborne Port. Local amenities include Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

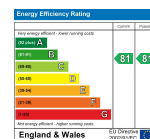
The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by King Arthurs and The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

## OUTSIDE

There is no outdoor space but there is one allocated car parking space.

## DIRECTIONS

What3words - ///testers.legroom.flatten



Sherborne/TSG/28.05.26

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