



Symonds
& Sampson

Manor Close

Charlton Horethorne, Sherborne,

7

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 Hawthorne near Sherborne.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Charlton Horethorne
 - Recently renovated
 - Parking for two vehicles

£1,095 Per Month

Blandford Lettings
01258 458473
blandford@symondsandsampson.co.uk



THE PROPERTY

A recently renovated two-bedroom single storey property conveniently located in a popular residential cul-de-sac situated in Charlton Hawthorne 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 and parking is available for two vehicles.

Rent - £1095 per calendar month / £252 per week

Holding Deposit - £252

Security Deposit - £1263

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>

SITUATION

Charlton Horethorne is a scenic traditional Somerset village, close to the Dorset border, which falls within the jurisdiction of the South Somerset District Council and has its own Parish Council. The surrounding area is renowned for its excellent walking and riding. The village is extremely fortunate in having a thriving pub and hotel, village shop, primary school and numerous small businesses as well as an ever-increasing number of groups and clubs organising a wide range of activities, often with the support of the very active Charlton Horethorne Village Hall Committee. The larger towns of Sherborne and Wincanton are within five miles.

DIRECTIONS

[what3words///pumps.driftwood.swanky](https://www.what3words.com/pumps.driftwood.swanky)



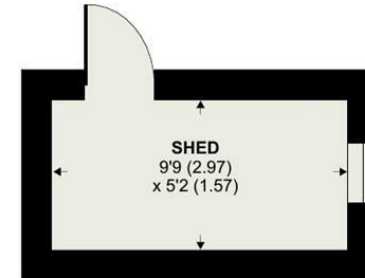
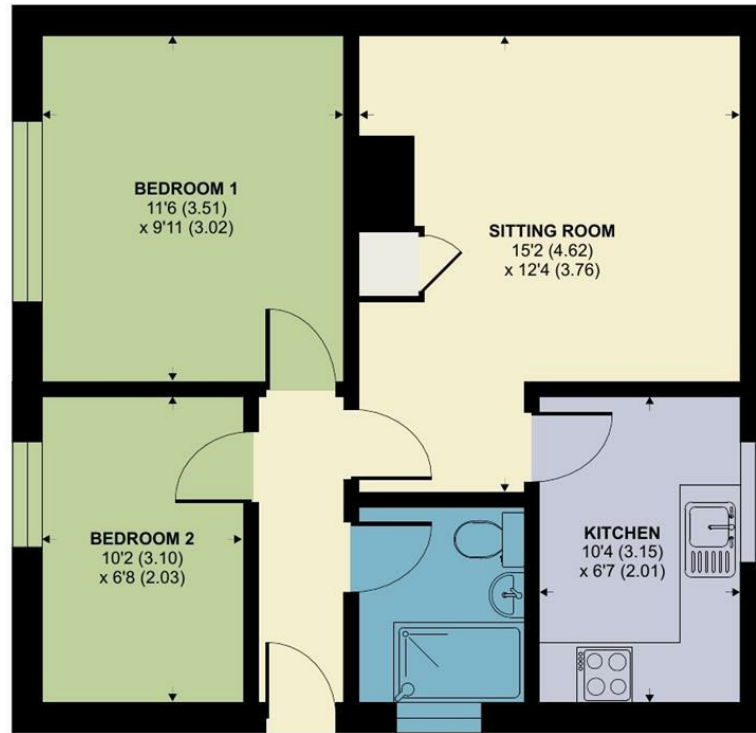
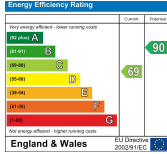
Manor Close, Charlton Horethorne, Sherborne

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



GROUND FLOOR



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



Blandford/LM/December25



01258 458473

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT