



**CHAFFERS**  
ESTATE AGENTS



**8 Innes Court Station Road,  
Sturminster Newton, DT10 1BB**

1 Bed First Floor Flat In Purpose Built Block With Its Own Entrance. Covered Entrance, Stairs To 1st Floor, Landing, Lounge, Modern Kitchen & Bathroom / W.C. Electric Heating, Double Glazing - Energy Rating - C ( Fees Apply )

**£795 PCM**

Council Tax Band: A

# 8 Innes Court Station Road, Sturminster Newton, DT10 1BB



- Covered Entrance
- Stairs To 1st Floor
- Hall
- Lounge / Diner
- Modern Kitchen & Bathroom
- Electric Heating
- Double Glazing

## Description -

A beautifully presented and deceptively spacious home situated on Station Road in the heart of Sturminster Newton, offering stylish and contemporary living throughout. Finished to an excellent standard, the property combines modern design with practical living, making it an ideal home for professionals or couples.

The accommodation is bright and well-proportioned, with a welcoming entrance leading through to a modern kitchen featuring contemporary units and new oven, alongside a spacious living and dining area ideal for both relaxing and entertaining. Large windows and doors allow plenty of natural light to flow throughout the property, enhancing the light and airy feel. Complete with all new flooring throughout.

The property offers a generously sized bedroom with built in storage. Finished in neutral décor, together with a modern family bathroom fitted with quality fixtures and fittings. The property further benefits from excellent outside storage space.

Situated within easy reach of the town centre, the property benefits from excellent access to local amenities, schools, cafés, and scenic countryside walks, whilst remaining well connected to surrounding Dorset towns.

## Deposit-Free Renting Available Through Reposit

Why tie up weeks of rent in a deposit? This property is available with a deposit-free option through Reposit. Instead of paying a traditional 5-week deposit upfront, you simply pay a small one-off fee of approximately one week's rent — that's it. No large lump sum, no waiting for your money back at the end of your tenancy.

Reposit is FCA-regulated, widely recognised, and accepted by your landlord, giving everyone peace of mind throughout the tenancy. It's a smarter, more affordable way to move in.

Ask our letting team for more details.



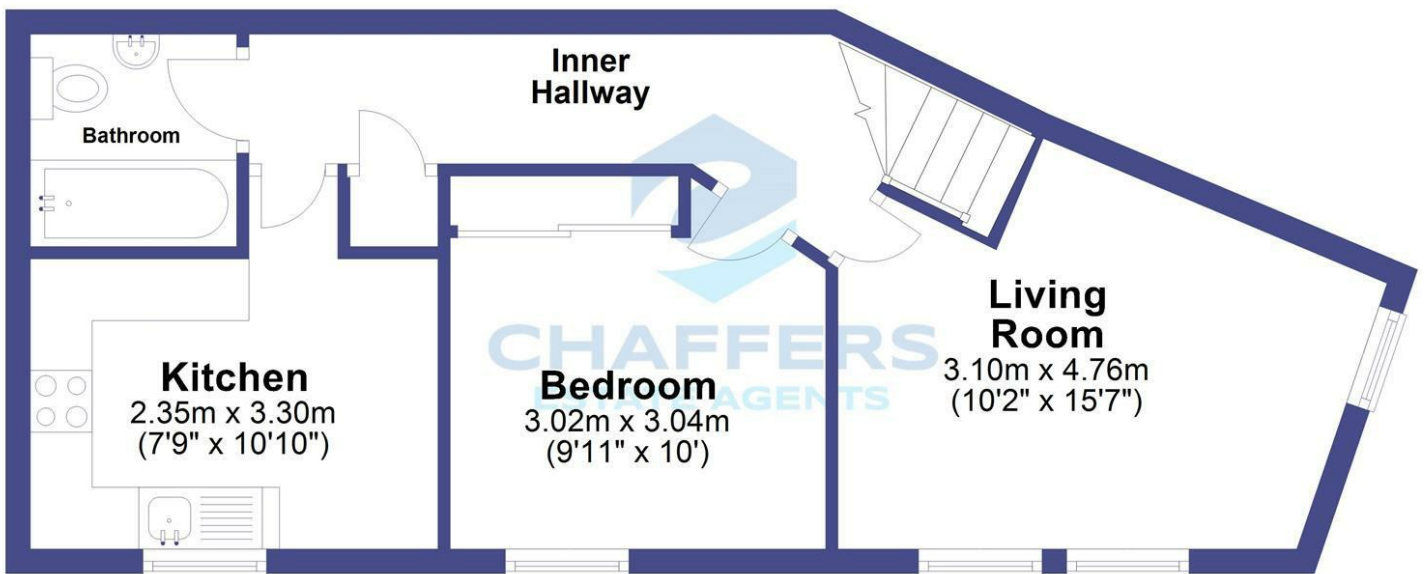
## Directions



**Floor Plan: Not to scale ~ For identification purposes only.**

## Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 40.3 sq. metres (433.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

48 High Street, Shaftesbury, Dorset, SP7 8AA  
 Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	