



Symonds
& Sampson

Bell Street
Shaftesbury, Dorset,

33a

Bell Street
Shaftesbury
Dorset
SP7 8AE

A well presented maisonette situated in the heart of Shaftesbury within level walking distance of the town centre.



- Unfurnished
- Long term let
- Available immediately
- Situated in the heart of Shaftesbury
- Flexible accommodation
- Gas central heating



£895 Per Month

Sturminster Lettings
01258 473766
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THE PROPERTY

A well presented maisonette situated in the heart of Shaftesbury offering spacious and flexible accommodation.

Available immediately with a preference for a longer term let.

This charming property has an upside down layout. Upon entry there is a double bedroom and a family bathroom. Upstairs there is a spacious sitting room which benefits from large windows providing natural light to the space, this then leads to a separate dining room or alternatively could be used as a study.

The property benefits from double glazing and gas central heating throughout.

Rent - £895 per calendar month / £206 per week

Holding Deposit - £206

Security Deposit - £1032

EPC - C

Council Tax Band - B

Zero deposit option available via Reposit

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 a very low recorded flood risk at the property. The property is of a green sandstone, block and render build under a slate 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

Shaftesbury is an ancient Saxon Hilltop town with a range of facilities and public amenities. Direct rail links to London may be gained via Tisbury or Gillingham, whilst the cathedral city of Salisbury with its excellent architecture and extensive range of facilities is approximately 25 miles.

DIRECTIONS

what3words.com/printouts.whips.motion



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 (poor) to 10 (excellent).			
10 (excellent)	A	87	92
9 (very good)	B	73	87
8 (good)	C		73
7 (fair)	D		59
6 (fairly poor)	E		45
5 (poor)	F		31
4 (very poor)	G		17
Minimum energy efficiency standard (MEES)			
England & Wales			
EU Directive 2002/91/EC			



Sturminster/LM/April26



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