

Symonds  
& Sampson



Bradford Road, Sherborne,

Bradford Road  
Sherborne  
DT9 6SW

A well presented four bedroom detached Farm House.



- Refurbished late 2024
- Spacious accommodation
  - Modern fittings
- Several out buildings
  - Ample parking
  - Rural location



£2,300 Per Calendar Month

Sherborne Lettings  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)



## THE PROPERTY

A 4 bedroom detached Farm House built of stone under a tiled roof

Completely refurbished at the end of 2024. Well fitted kitchen / diner with utility room. Sitting Room with wood burner. Reception room. Ground floor cloakroom and shower room. Three double bedrooms, bathroom with shower over the bath. Further double bedroom accessed via a separate staircase.

The rent is exclusive of the following utility bills council tax, mains electric, oil, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available in the area. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating heating and will be let furnished.

Available February for an initial 12 month tenancy  
Rent: - £2300 per calendar month / £530 per week  
Security Deposit - £2653  
Council Tax Band - E  
EPC Band - E

## DIRECTIONS

## OUTSIDE

The property is approached via a no through road, a gate way leads to the rear of the property providing ample parking. A garden area laid to lawn. Several outbuildings and a large garage.

## SITUATION

Located on the very edge of the beautiful market Town of Sherborne in north west Dorset, 6 miles east of Yeovil. Sherborne provides many amenities including a variety of Schools. Waitrose and Sainsbury supermarkets. Several local shops in the town, along with coffee shops, cafes, bakeries and restaurants.

## DIRECTIONS

what3words///mixed.ruling.useful



Energy Efficiency Rating		Current	Potential
Your energy efficiency (lower is better)			
A	1-10	87	
B	11-15		
C	16-20		
D	21-25		
E	26-30	44	
F	31-35		
G	36-45		
For more information on energy ratings			
England & Wales		EU Directive 2002/91/EC	



Office/Neg/Date



01935 814488

sherborne@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 4 Abbey Corner, Half Moon Street,  
 Sherborne, Dorset DT9 3LN



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**