



Tumberlands Cottage Lecher

South Perrott, DT8 3HR

£1,850 PCM

MAYFAIR
TOWN & COUNTRY



PROPERTY DESCRIPTION

Super detached three bedroom farmhouse situated in a beautiful rural location. Accommodation comprises: Entrance lobby, large reception room with log burner, dining room with log burner, kitchen, utility room, shower room, rear door leading out to gardens. three double bedrooms, large family bathroom, Externally there is a wrap around garden, garage/parking, additional garden area to the side of the property. The water is supplied by the farm and a septic tank for drainage, the cost of emptying the tank and all water is included in the rental price. Please check with Ofcom for mobile and broadband speeds as will depend on provider. A pet will be considered but please note that there is a working farm close by.

- Rural location yet close to Crewkerne
- Three double bedrooms
- Two reception rooms
- Lovely gardens
- Garage
- Available end July
- EPC E
- Deposit £2134

Deposit: £2,134

Furnishing: Unfurnished

Local Authority

Dorset Council Tax Band: E

Tenure:

EPC Rating: E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
EU Directive 2002/91/EC	
England & Wales	



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

