



Stable Cottage

Middle Farm, Fifehead Magdalen, Gillingham, Dorset

Stable Cottage

Middle Farm
Fifehead Magdalen
Gillingham
Dorset SP8 5RR



- Unfurnished
- Long term let preferred
- Available immediately
- Situated on the outskirts of Fifehead Magdalen
 - Off street parking
 - Cottage conversion

£1,250 Per Month

Sturminster Lettings
01258 473766
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THE PROPERTY

A well-presented cottage set within a working farm yard development situated in the rural village of Fifehead Magdalen.

The property benefits from a wealth of character features in particular the living area with its exposed beams. There are three good sized bedrooms (two on the ground floor and one on the first floor) and both a family bathroom and separate shower room. The first floor bedroom benefits from far reaching countryside views.

DIRECTIONS

OUTSIDE

The property has parking to the front and an enclosed courtyard garden to the rear.

SITUATION

The property is situated in a courtyard setting of similar properties and surrounded by farmland in the village of Fifehead Magdalen. The close by village of Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'urbervilles. The village has two public houses, three churches, doctor's surgery, pharmacy, butcher, post office, hairdresser and beauty salon, many clubs and societies and is surrounded by beautiful countryside. There are primary schools in the village with secondary education at Sturminster Newton. There are a number of footpaths leading into the open countryside.

DIRECTIONS

What3words///haircuts.skyrocket.locals

SERVICES

The rent is exclusive of all utility bills including council tax, private water from a main supply, private drainage via a septic tank (water and drainage invoiced by the Landlord), mains electricity and oil fire central heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

MATERIAL INFORMATION

There is a medium risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property is of stone build under a tiled roof and will be let unfurnished.

Rent - £1250 per month / £288 per week

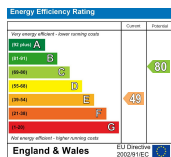
Holding Deposit - £288

Security Deposit - £1442

EPC Band - E

Dorset Council Tax Band - D Tel: 01305 211 970





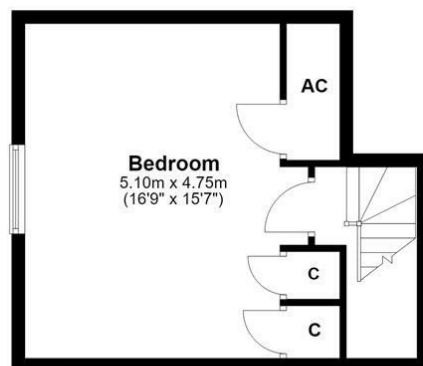
Ground Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



Total area: approx. 116.6 sq. metres (1255.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Office/Neg/Date



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