



3, North Street, Victoria Halls, Milborne Port, Somerset, DT9

A well presented ground floor two bedroom flat



- Open Plan
- Parking

- Modern
- Centre of village

£925 Per Calendar Month

A modern ground floor flat built from ham stone under roof tiles set in the heart of Milborne Port.

Available now for an initial 12 months with a preference for a long let.

The front door opens into the open plan kitchen with built in oven and a good range of cupboards, the lounge area is large and with hard flooring. The two bedrooms are good size doubles, both with built in wardrobes. The bathroom is modern with shower over bath.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, mobile signal available and according to Ofcom's website superfast broadband is available in the area. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

Available now for an initial 12 month tenancy.
Rent: - £925 per calendar month / £213 per week
Holding Deposit - £213
Security Deposit - £1065
Council Tax Band - A
EPC Band - C
No deposit option available through Reposit

SITUATION

Located with the heart of Milborne Port. Local amenities include Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by King Arthurs and The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

OUTSIDE

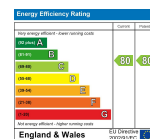
There is no outdoor space but there is one allocated car parking space.

DIRECTIONS

What3words///testers.legroom.flatten



Sherborne/TSG/31.03.26



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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.