

Bridge Cottage, Stourton Caundle, Sturminster Newton, Dorset

Bridge Cottage
Stourton Caundle
Sturminster Newton
Dorset DT10 2JW

3 1 1

- Unfurnished
- Available early December
- Long term let preffered
- Central village location
- Character features
- Large rear garden with storage shed

£1,050 Per Month

Sturminster Lettings
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THE PROPERTY

Charming character cottage with large garden situated in the heart of the village of Stourton Caundle.

The property offers well-proportioned accommodation comprising entrance hall, sitting room with wood-burning stove and spacious kitchen/diner on the ground floor. On the first floor there are three bedrooms, two doubles and one single, and a bathroom with shower over the bath.

Please note there are steep stairs leading from the ground to first floor.



OUTSIDE

The property is approached via a driveway to the side of the house, providing parking for 2-3 vehicles and access to the oil tank. To the rear is a generous garden, predominantly laid to lawn with mature trees, shrub borders, and divided into two sections. A storage shed is also situated within the garden.

SITUATION

The property is situated in the heart of the village of Stourton Caundle which benefits from a public house and Bishops Caundle the neighbouring village has a village shop and primary school. For further shopping facilities, Sherborne is just over 6 miles away and provides an attractive selection of modern and traditional shops around the historic town centre, the centre of which is the Abbey. The other towns of Sturminster Newton is 6 miles and Yeovil is 11 miles away.

Agents Note: There is a public footpath that runs down the side of the garden.

DIRECTIONS

what3words///crisp.bonus.variously

From Sherborne take the A352 southwards turning left at the top of Sherborne hill onto the A3030, signed Sturminster Newton. Proceed to follow the road until you reach Bishops Caundle and upon passing the White Hart pub on your right you will see a left turning signed to Stourton Caundle. Turn here and follow road into the village. The property will be found just after the Trooper Pub on your right hand side.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water and drainage, oil fired heating and mains electric. There is mobile signal and superfast broadband provided to the property as stated by the Ofcom website.

MATERIAL INFORMATION

There is a high risk of surface water flooding and a low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property has oil fired heating and will be let unfurnished.

Rent: - £1050 per calendar month / £242 per week
Holding Deposit - £242
Security Deposit - £1211
Council Tax Band – D (Dorset Council) 01305 211970
EPC - E









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