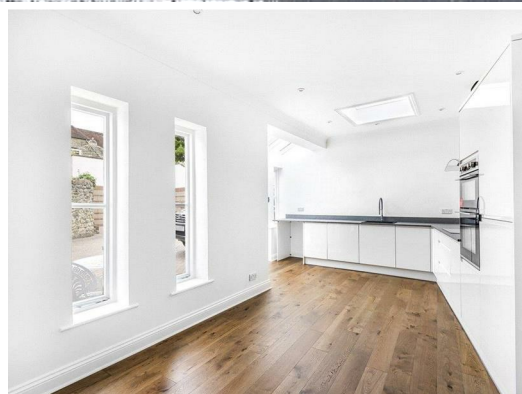




Malt House Cottage, Lower Acreman Street, Sherborne, Dorset, DT9 3EX

A well presented three bedroom cottage within easy walking distance of the Town Centre.



- Good town location
- Modern bathrooms
- Off road parking

- Modern fitted kitchen
- Walking distance to Train station
- Gas central heating

£1,300 Per Calendar Month/ £300 per week

Available December for an initial 12 month tenancy with a preference for a long term let. A well presented three bedroom cottage dating back to 1837, located near the Town centre.

The front door leads to an entrance hallway with doors to cloakroom and sitting room following through to the kitchen with space for a table. The property has been updated throughout, including a modern kitchen with integral appliances, white bathroom suites, oak flooring downstairs and carpets upstairs. Upstairs there are three double bedrooms one with an en-suite shower room. A family bathroom.

The cottage benefits from off road parking within a secure courtyard and is only a few seconds from Sherborne Abbey and the lovely high street.

Internet -Standard download 16 Mbps Upload 1 Mbps Superfast download 76 Mbps upload 18 Mbps Ultrafast download 1000Mbps upload 1000 Mbps Network available Openreach, Gigaclear, Jurassic Fibre.

Mobile coverage - Indoor EE. Three & Vodafone limited O2 likely. Outdoor EE, Three O2 & Vodafone likely

The rent is exclusive of all utility bills including council tax, mains water and drainage, mains electric and gas 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

Rent: - £1300 per calendar month / £300 per week
Holding Deposit - £300
Security Deposit - £1500
Council Tax Band - D
EPC Band – D
No deposit option available via Reposit

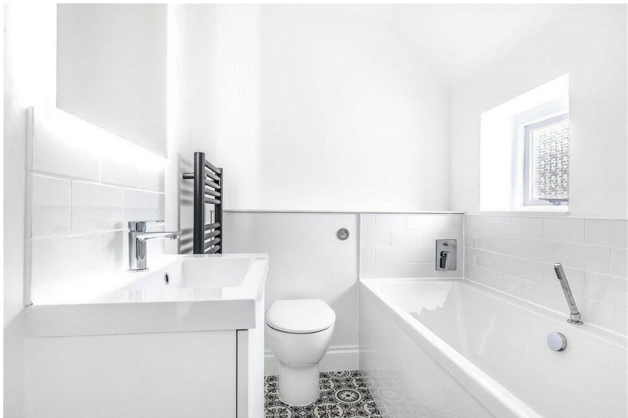
OUTSIDE

The property benefits from access to a secure shared courtyard, with an up and over electric garage door to the front. Within the courtyard is an owned parking area for up to 2 cars, an area for a patio table and a stone shed with lighting and power.

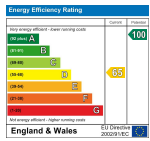
SITUATION

The property is ideally located for easy walking access to all of Sherborne's shops and facilities, including a good range of boutique shops, 2 supermarkets, sports facilities. The property is a 3 minute walk to Sherborne station which is on the direct line to London Waterloo - 2hr 15 mins. Sherborne is well known for its excellent schools, both independent and state. Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and industrial estates. There is good access to the A303 for road links to Exeter and London.

what3words:///cloak.quail.interlude



Using Sherborne Abbey as your starting point, with the Abbey on your right hand side, follow the road round to Westbury, at the junction turn right, and the property will be found almost immediately on the right hand side.



Office/Neg/Date



01935 814488

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



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