



## Flat 1, The Elms, North Wootton, Sherborne, Dorset, DT9 5JW

A lovely modern fitted two bed apartment with rural views



- Modern interior
- Out of hours use of garden

- Parking
- Rural views

£850 Per Calendar Month

A two bed apartment built of stone under tiled roof.

A superb modern two bedroom flat situated above the very popular The Elms Restaurant in a rural position with beautiful views and easy access to Sherborne, Sturminster Newton and Dorchester. The flat comes with parking and out of hours use of the large garden. Ideally suited to a professional single person or couple.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. According to the GOV.UK website there is very low risk of flooding in the area.. The property has electric heating and will be let unfurnished.

Available now for an initial 12 month tenancy  
Rent: £850 per calendar month / £196.00 per week  
Holding Deposit: £196.00  
Security Deposit: £980.00  
Council Tax Band: A  
EPC Band: E  
No deposit option available via Reposit

### SITUATION

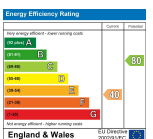
North Wootton is a hamlet situated just a few miles from the abbey town of Sherborne where there is a good selection of shops, schools and churches and has a strong community.

### OUTSIDE

The flat comes with parking and out of hours use of the large garden

### DIRECTIONS

What 3 Words ///riverside.rebounder.emotional



Sherborne/TSG/05.05.26



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