



Symonds  
& Sampson

# 1 Gomershay Cottages

Stalbridge, Sturminster Newton, Dorset

# 1 Gomershay

Stalbridge  
Sturminster Newton  
Dorset DT10 2RT

A renovated three bedroom cottage located on the outskirts of the popular town of Stalbridge benefitting from far reaching countryside views.



- Unfurnished
- Long term let
- Available immediately
- Situated on the outskirts of the popular town of Stalbridge
  - Recently renovated
  - Parking and gardens

£1,450 Per Month

Sturminster Lettings  
01258 473766  
sturminster@symondsandsampson.co.uk



## THE PROPERTY

A renovated three bedroom cottage located on the outskirts of the popular town of Stalbridge benefitting from far reaching countryside views.

Available immediately with a preference for a longer-term let.

Gomershay Cottage has been renovated to a high standard with high quality fixtures and fittings throughout. The ground floor comprises of a modern kitchen/dining room with patio doors leading to the garden, separate utility room and a cosy sitting room with wood-burner. Upstairs, there are three bedrooms. Please note the shower room is downstairs.

Outside, the property benefits from gardens to the side and front which have been recently sown with grass seed and overlooking farmland. Off-street parking is also available to the front of the property for multiple vehicles.

Rent: - £1450 per calendar month / £334 per week  
Holding Deposit - £334

## DIRECTIONS

what3words///camps.roughest.lads

## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, private drainage, mains electricity and oil for central heating. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is a low recorded flood risk at the property. The property is of a brick build under a tiled roof. The property will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

## SITUATION

Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive.

## DIRECTIONS

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Energy Efficiency Rating		Current	Potential
Your energy efficiency current rating code			
A	92-100	86	
B	81-91		
C	69-80	61	
D	55-68		
E	39-54		
F	13-38		
G	1-12		
Your energy efficiency potential rating code			
England & Wales		EU Directive 2002/91/EC	



Office/Neg/Date



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