



9, Kings Crescent, Sherborne, Dorset, DT9 4HY

A mid terrace three bed situated in a cul de sac within walking distance to the town centre.



- Popular location
- Local amenities near by

- Close to primary and secondary schools
- Walking distance to town centre

£995 Per Calendar Month

A three bedroom mid terraced property built of brick and render under tiled roof.

The property benefits from a sitting room with front aspect, kitchen with space for a table. Well fitted modern ground floor bathroom with separate shower. The first floor consists of three bedrooms.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage. 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. 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 January for an initial 12 month tenancy
Rent: - £995 per calendar month / £229 per week
Holding Deposit - £229
Security Deposit - £1148
Council Tax Band - B
EPC Band - D
No deposit option available via Reposit

SITUATION

Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

OUTSIDE

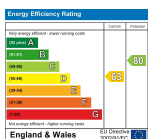
The rear garden is secure and laid to brick paving and patio slabs.

DIRECTIONS

what3words///gobbles.families.communal



Sherborne/TSG/16.12.25



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