



Symonds
& Sampson

Field Close

Sturminster Newton, Dorset

12

Field Close
Sturminster Newton
Dorset DT10 1QW

A well presented second floor apartment within walking distance of Sturminster Newton town centre.



- Unfurnished
- Long term let
- Available mid-January
- Situated in the popular town of Sturminster Newton
 - Open plan kitchen/sitting room
 - Parking for one vehicle

£795 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A well presented second floor apartment within walking distance of Sturminster Newton town centre.

Available mid-January with a preference for a longer term let. Unsuitable for pets.

12 Field Close is a good sized second floor apartment, the accommodation comprises of an open plan kitchen/sitting room, two bedrooms and bathroom with shower over.

The property benefits from gas central heating, double glazing and parking.

Rent: - £795 per calendar month / £183 per week

Holding Deposit: - £183

Security Deposit: - £917

Council Tax Band: B

EPC Band: C

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains gas and mains electricity. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and 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

Sturminster Newton is a delightful, traditional market town which provides a number of amenities and a variety of shopping facilities with nearby primary and secondary schools. The surrounding area is most attractive. North Dorset offers a variety of country walks and scenic rural views. The community is thriving and a number of clubs and societies make this is a very friendly market town. The area is highly sought after and becoming an ever more popular place to live.

DIRECTIONS

what3words:///loosens.corrects.curls

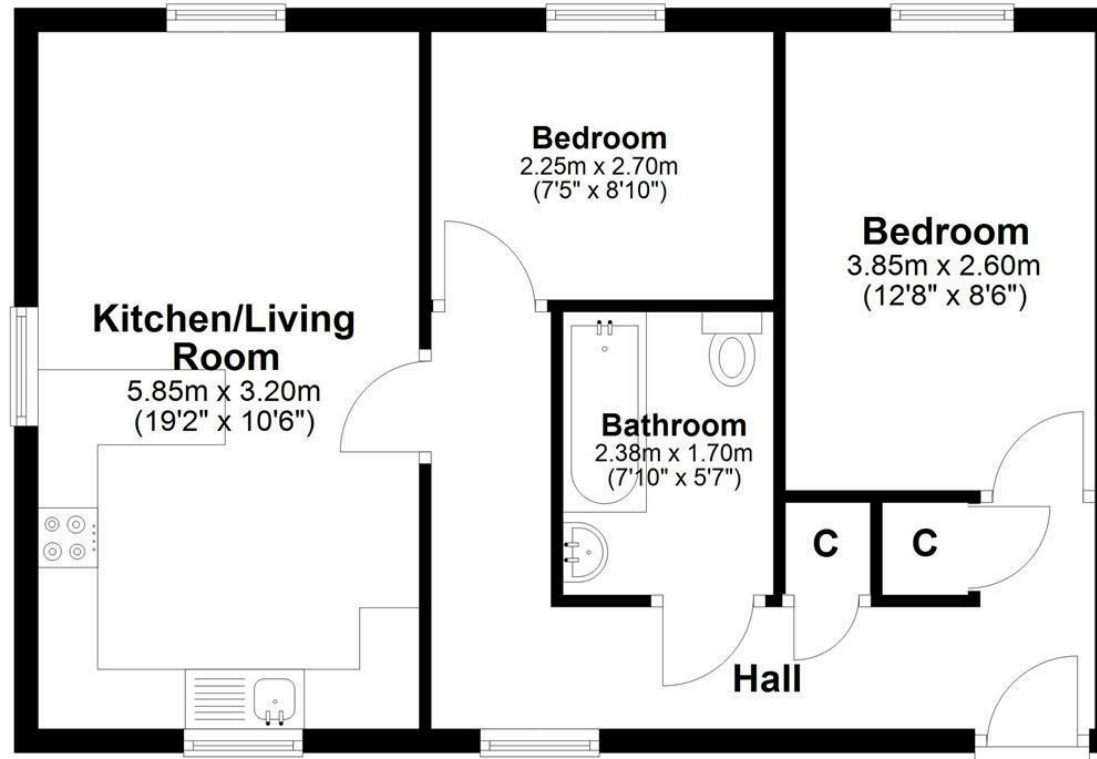
Enter Sturminster Newton on the B3091; turn right into Honeymead Lane, take the first left into Field Close, turn left and No 12 will be found in front of you.



Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A++ (91-100)	A++		
A+ (81-90)	A+		
A (71-80)	A	77	79
B (61-70)	B		
C (51-60)	C		
D (41-50)	D		
E (31-40)	E		
F (21-30)	F		
G (1-20)	G		
Not energy efficient (highest running costs)			
England & Wales		EU Directive	2002/91/EC



Total area: approx. 51.4 sq. metres (552.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.

Sturminster Newton/LM/December25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT