



Symonds
& Sampson

Alpha Cottage

Towns End, Henstridge, Templecombe,

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Towns End
Henstridge
Templecombe
BA8 0RG

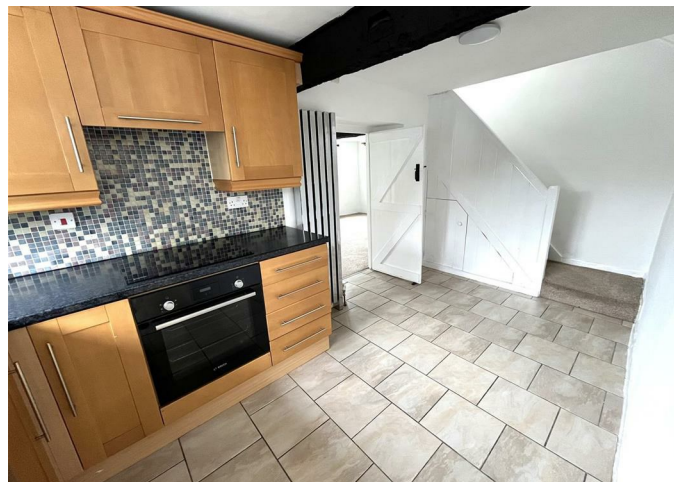
A charming and recently decorated character cottage situated in the popular village of Henstridge near Templecombe.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Templecombe
 - Character features
 - Front and rear gardens

£1,100 Per Month

Blandford Lettings
01258 452670
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THE PROPERTY

A charming and recently decorated character cottage situated in the popular village of Henstridge near Templecombe.

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

The property offers a wealth of character features and comprises a sitting room, a well-fitted kitchen, utility area and a ground-floor bathroom. On the first floor, there are two bedrooms with the master benefitting from views over the garden.

Agent's Note: A wood-burner is due to be installed in the sitting room prior to a tenancy starting.

Outside, there is a pretty and well stocked front garden mainly laid to lawn with mature borders. To the rear is an enclosed low maintenance courtyard garden which has been recently much improved by the Landlord. On-street and un-allocated parking is found on the road to the front of the property.

Rent - £1,100 per month / £253 per week

Holding Deposit - £253

Security Deposit - £1,269

EPC Band - D

Council Tax Band - C

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity, oil for the heating and mains sewerage. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a very low recorded flood risk at the property. The property is of a stone 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

Henstridge is a large village in Somerset approximately two miles from Templecombe which benefits from a train station with links to London and within five miles of the larger town of Wincanton which has a good selection of shops and supermarkets.

DIRECTIONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon rating)			
A	B		
B	C		
C	D	6.1	7.9
D	E		
E	F		
F	G		
Minimum energy efficient carbon rating			
England & Wales			
EPC Directive 2002/91/EC			



Blandford/LM/May26



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