

Symonds  
& Sampson



Bradford Road, Sherborne,

Bradford Road  
Sherborne  
DT9 6SW

A well presented four bedroom detached Farm House.



- Refurbished late 2024
- Spacious accommodation
  - Modern fittings
- Several out buildings
  - Ample parking
  - Rural location



£2,500 Per Calendar Month

Sherborne Lettings  
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## THE PROPERTY

A 4 bedroom detached Farm House built of stone under a tiled roof

Completely refurbished at the end of 2024. Well fitted kitchen / diner with utility room. Sitting Room with wood burner. Reception room. Ground floor cloakroom and shower room. Three double bedrooms, bathroom with shower over the bath. Further double bedroom accessed via a separate staircase.

The rent is exclusive of the following utility bills council tax, mains electric, oil, 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 in the area. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating heating and will be let furnished.

Available February for an initial 12 month tenancy  
Rent: - £2500 per calendar month / £577 per week  
Security Deposit - £2884  
Council Tax Band - E  
EPC Band - E

## DIRECTIONS

## OUTSIDE

The property is approached via a no through road, a gate way leads to the rear of the property providing ample parking. A garden area laid to lawn. Several outbuildings and a large garage.

## SITUATION

Located on the very edge of the beautiful market Town of Sherborne in north west Dorset, 6 miles east of Yeovil. Sherborne provides many amenities including a variety of Schools. Waitrose and Sainsbury supermarkets. Several local shops in the town, along with coffee shops, cafes, bakeries and restaurants.

## DIRECTIONS

what3words///mixed.ruling.useful



Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter rating) shows how energy efficient a property is.			
A	92-100	87	
B	81-91		
C	69-80		
D	55-68		
E	39-54	43	
F	13-38		
G	1-12		
For more information on energy ratings visit <a href="http://www.gov.uk/government/topics/energy-ratings">www.gov.uk/government/topics/energy-ratings</a>			
England & Wales		EU Directive 2002/91/EC	



Office/Neg/Date



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