

Symonds
& Sampson



Priors Oak Annexe

Stalbridge, Sturminster Newton, Dorset,

Priors Oak Annexe

Stalbridge
Sturminster Newton
Dorset
DT10 2RS

A beautifully presented attached annexe situated on the outskirts of the popular town of Stalbridge benefiting from far reaching countryside views.



- Unfurnished
- Long term let
- Available immediately
- Situated on the outskirts of Stalbridge
 - Countryside views
 - Off road parking

£950 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A beautifully presented attached annexe situated on the outskirts of the popular town of Stalbridge benefiting from far reaching countryside views.

Available immediately with a preference for a longer term let. One pet considered at the Landlord's discretion.

Priors Oak Annexe comprises of a well fitted kitchen/breakfast room, lounge with feature ornamental fireplace, shower room and utility area. There are two double bedrooms with fitted wardrobes and a flexible office/study/dining room.

Outside the property benefits from a private rear garden which enjoys a seating area and veranda with glazed roof adjacent to the house. The lawned area looks out onto paddocks and countryside views. There is a gravelled area with off road parking for two vehicles with the additional benefit of an E.V charging point.

Agents note The property is attached to the Landlords main residence.

Rent - £950 per month / £219 per week
Holding Deposit - £219
Security Deposit - £1096
EPC Band - E
Council Tax Band - A
Tenancy Type - Non-Housing Act Tenancy



SERVICES

The rent is exclusive of all utility bills including council tax and mains electricity. Water supplied via a sub meter from the landlords private supply to be invoiced every six months. Drainage via a septic tank to be maintained by the landlord. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is very low recorded flood risk at the property. The property is of a stone build under a tiled roof and will be let unfurnished. There is an added benefit of an electric vehicle charging point to the front of the annexe.

<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

The property is located in a quiet, rural position on the outskirts of Stalbridge and is surrounded by beautiful open countryside. 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 six miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a twenty minute drive.

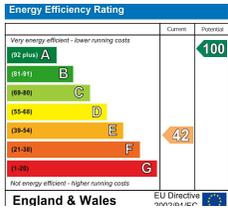


DIRECTIONS

what3words///maple.blocking.eyeliner

From the centre of Stalbridge, travelling from Sturminster Newton, turn right opposite the butchers shop into Station Road and follow the road for 1.2 miles. Priors Oak Annexe can be found on the left-hand side set back from the road.





Sturminster/LM/March26



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