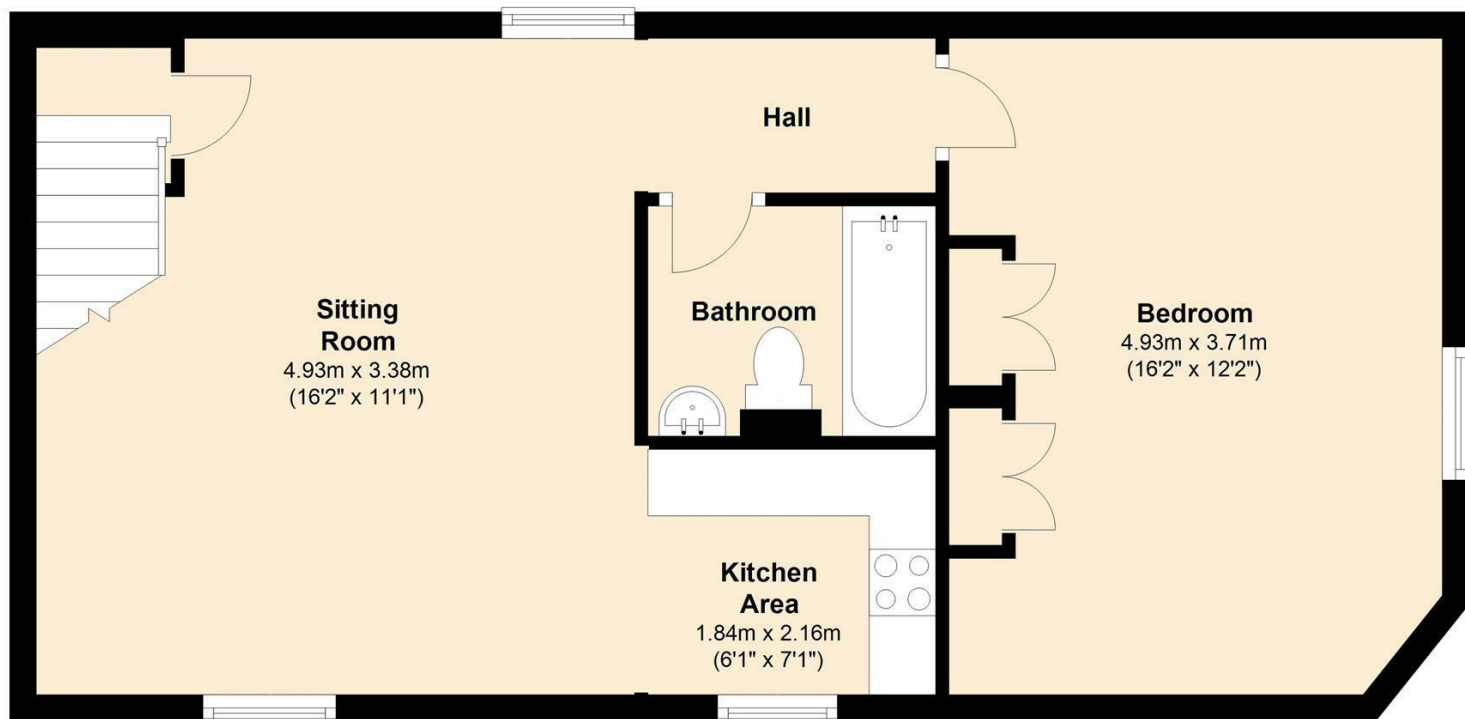


Floor Plan
Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 51.9 sq. metres (558.7 sq. feet)

Morton • New

selling and letting properties



Ring Street
Stalbridge

Per Month
£700 Per Month

Situated in the heart of Stalbridge, this well-presented one-bedroom top floor flat is ideally located within easy walking distance of a range of local shops, amenities, and services.

The accommodation comprises a modern fitted kitchen with an electric hob and oven, a spacious lounge/dining room offering plenty of natural light, a well-appointed bathroom with a shower over the bath, and an exceptionally generous double bedroom.

This charming property offers comfortable town centre living and is ideal for a single professional or couple seeking convenient access to everything Stalbridge has to offer.

Available Mid July
Sorry Non Smokers, Pets or children
EPC Rating Band 'D'
Council Tax Band 'A'
Deposit Required £805.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£160.00) holding deposit will be required.
www.mortonnew.co.uk

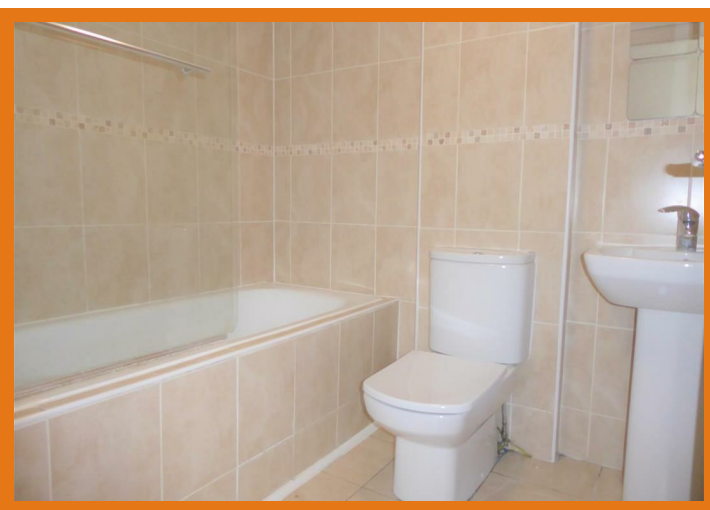
Landlord has the right to refuse

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	61	61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

www.mortonnew.co.uk



ACCOMMODATION

Inside

Communal Entrance

Timber front door opens into communal entrance serving two apartments and fitted with coir matting. Door to the right opens into the apartment with steps rising to the:-

Sitting Room

4.93m" x 3.38m" (16'2" x 11'1")
Measurement excludes the staircase. Galleried sitting room with deep silled window to the rear overlooking the high street and countryside in the distance. Exposed painted beams. Ceiling light. Access to the loft space. Smoke detector. New electric heater. Power, telephone and television points. Airing cupboard housing the hot water cylinder, electrical consumer unit, fitted with shelves and automatic lighting. Carpet Opens into the inner hall and to the:-

Kitchen Area

1.85m" x 2.16m" (6'1" x 7'1")
Window with deep sill overlooking the high street and with splendid countryside views in the distance. Ceiling light. Good amount of power points. Fitted with a range of newly painted kitchen units consisting of floor cupboards with drawers and eye level

cupboards and cabinet. Work surfaces. Part tiled walls. Stainless steel circular sink with mono tap. Built in electric oven and ceramic hob with extractor hood over. fridge/freezer. Washing machine, Laminate flooring.

Inner Hall

Window to the front aspect with roof top views. Wall mounted electric heater. Power points. Carpet, doors to the bathroom and to the:-

Bedroom

4.93m" x 3.71m" (16'2" x 12'2")
Maximum measurements. Window with deep sill and enjoying views down the high street. Ceiling light. Coved. Smoke detector. Exposed timbers. Wall mounted electric heater. Power and television points. Carpet. Two double wardrobes with hanging rails, shelves and drawers.

Bathroom

Ceiling light. Extractor fan. Coved. Fitted with a suite consisting of bath with mixer tap and shower attachment and tiled side panel, low level WC with economy flush facility and pedestal wash hand basin with mono tap. Chrome heated towel rail. Tiled floor.

Outside

Courtyard

The property is approached over a gravelled area to a timber gate opening into a communal courtyard where there is space for bin storage and black metal steps rise to the apartments entrance. There is no allocated parking with the apartment but close by there is on road parking available.

Directions

From the Sturminster Newton Office
Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station onto Ring Street. For ease, park in Dike's and walk down the hill turning left into Grove Lane. The property will be found on the triangle.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.