



Ingrams
Sturminster Newton

Per Month
£775 Per Month

A great opportunity to rent this large top floor flat in a good location with views across Sturminster Newton and the countryside. The property has just been decorated and offers a large living space for a couple or single person. The flat has a large open plan kitchen/Lounge, spacious bathroom/shower room, king size bedroom with walk-in wardrobe! One allocated parking space and a shared court yard. Kitchen has fitted fridge/freezer, dishwasher and gas hob with electric oven. Bathroom has a bath and a shower cubicle. The flat is at the top with no lift, and shares the main entrance with 2 other flats. Please do not apply if you have children or any pets.

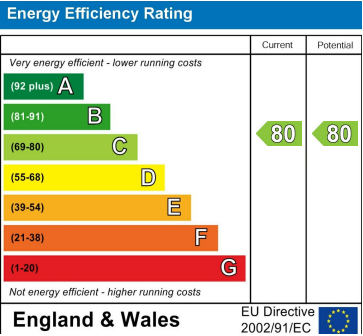
Available Mid July-August
Sorry Non-Smokers/vapers
Sorry No Pets and No Children
EPC Rating Band 'C'
Council Tax Band 'A'
Deposit Required £890.00 (1 week before the move in date along with the rent)
Subject to Referencing, £175.00 holding deposit will be required.
www.mortonnew.co.uk

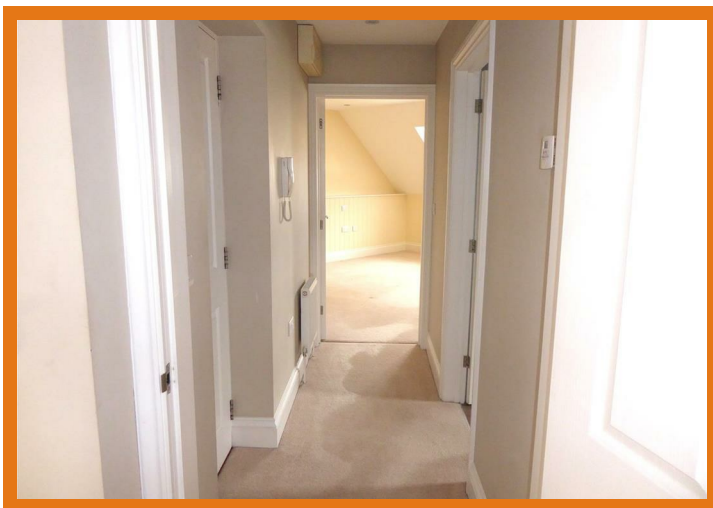
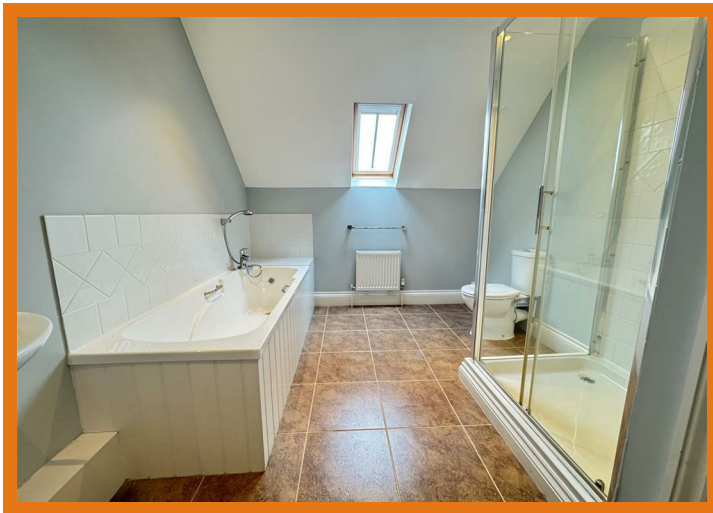
lettings@mortonnew.co.uk

Landlord has the right to refuse

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Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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Entrance Hall

The property is approached from the back of the building through a small court size garden with gate. The main front door is the entrance for 3 flats and is therefore shared and must be kept clear of personal belongings. Stairs to first and second floor

Landing

At the second floor is the entrance door to the flat and a large spacious cupboard for the use of the flat only

Inner hallway

Doors to each room, radiator, loft hatch, intercom. Nicely decorated and with Beige fitted carpet

Lounge

A very spacious living room with plenty of natural light from the window to the front of the property and a velux window across to the rear. Inset ceiling lights, radiator, TV and BT points, plenty of electric wall

sockets, fitted with matching hall carpet

Kitchen

The kitchen is fitted out with a full size dishwasher and fridge/freezer, double oven with Gas hob over Plenty of floor and wall cupboard space in cream colour fronted doors. Plumbing and space for a washing machine, Gas wall mounted boiler, Large size floor tiles.

Bathroom/Shower room

Velux window across to the front of the property, bath with shower attachment, large size walk in shower cubicle, wash hand basin and toilet. The flooring is fitted with large tiles and a heated towel rail. Airing cupboard with wall heater, inset ceiling lights.

Bedroom

Good size bedroom that would easily fit a king size bed and other bedroom furniture, radiator, inset

ceiling lights, window to the front of the building, walk in wardrobe with lights, fitted shelves and hanging rail, carpeted as the hall and lounge

outside area

The property has one parking space at the back of the building, there is a small iron gate leading to the flats with an area for your wheelie bins, There is no outdoor siting space for tenants.

Directions

From the Sturminster Newton Office turn right and head towards the traffic lights, turn left at the library and Police Station into Brinsley Close. The flats are situated on the corner and the entrance is to the left of the main building through a tall iron gate. the flat is then on the right through a small iron gate.

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.