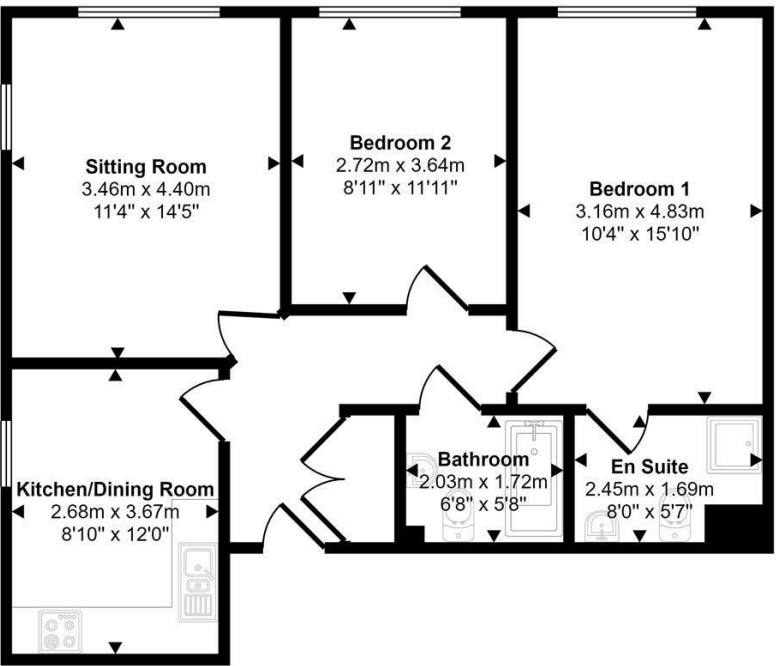




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Montebourg House
Sturminster Newton

Per Month
£875 Per Month

Located in the town of Sturminster Newton, this well-presented two-bedroom second-floor flat offers spacious and comfortable accommodation.

The property features two good-sized double bedrooms, one of which benefits from an ensuite shower room. There is a bright and welcoming lounge, a family bathroom, and a well-equipped kitchen complete with fitted oven, hob, washing machine, and freestanding dishwasher.

Recently redecorated throughout, the flat also benefits from new carpets and vinyl flooring in the kitchen and bathrooms, giving it a fresh and modern feel.

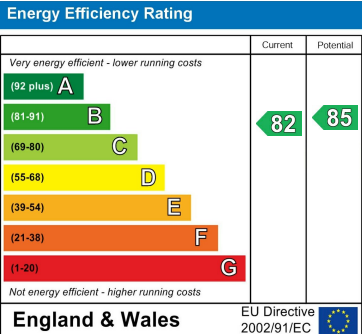
Externally, the property includes one allocated parking space in the car park adjacent to the building.

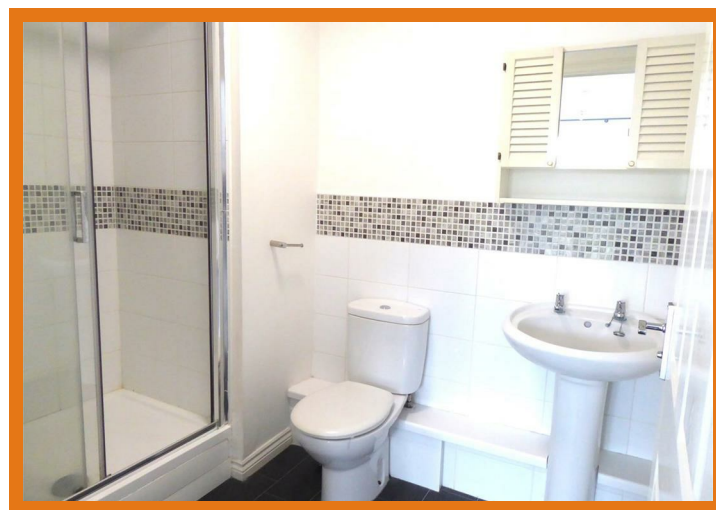
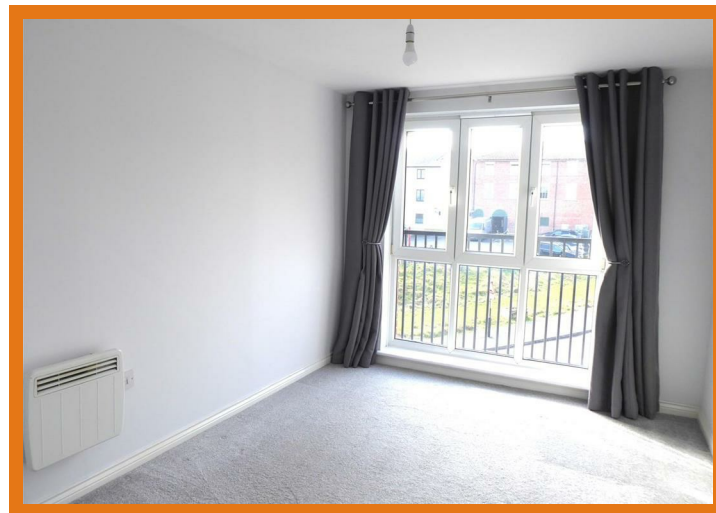
Conveniently situated within easy reach of local amenities, this property is ideal for professionals or couples seeking a well-located and low-maintenance home.

Available End of May
Sorry non Smokers and no vapers.
Children welcome
No pets allowed.
EPC Rating Band 'B'
Council Tax Band 'B'
Deposit Required £1005.00.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£190.00) holding deposit will be required.
www.mortonnew.co.uk

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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





Inside

Communal Entrance Hall

The apartment is approached from the carpark into a communal entrance hall with stairs and lift serving all floors. The property is located on the second floor.

Apartment's Entrance Hall

Entry phone system. Wall mounted electric heater. Storage cupboard housing the electrics. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Carpet. Doors to each room.

Sitting Room

A lovely light sitting room with fitted carpet, curtain poles and full length windows looking across the green,

Kitchen/Dining Room

Window to the side. Smoke detector. Wall mounted electric heater. Power points. Fitted with a range of stylish modern kitchen units consisting of floor cupboards with drawers and eye level cupboards. Good amount

of work surfaces with tiled splash back. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated washing machine. dishwasher. Space for a fridge/freezer. Built in electric oven and ceramic hob with extractor hood over. Newly fitted vinyl floor.

Bedroom One

Good size double bedroom with windows over looking the green. Curtain poles. carpet and newly decorated.

En-Suite Shower Room

Ceiling light. Extractor fan. Fitted with a modern suite consisting of large tiled shower cubicle with sliding screen, low level WC with dual flush facility and pedestal wash hand basin. Part tiled walls. Tile effect vinyl flooring.

Bedroom Two

Full height window to the front . Ceiling light. Wall mounted electric heater. Grey curtains newly painted grey walls and carpet

Bathroom

Ceiling light. Extractor fan. Wall mounted electric heater. Part tiled walls Wall mounted mirror fronted bathroom cabinet. Fitted with a white suite consisting of bath with tiled splash back, low level WC with dual flush facility and pedestal wash hand basin. Tile effect vinyl flooring.

Parking

To the back of the property there is a large car park with an allocated space for the apartment.

Directions

From the Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers. The property can be found a short distance on the right hand side. The access is from the carpark at the back of the building. Postcode DT10 1RA

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.