

## Townsend Green Henstridge

PCM  
£750 PCM

Well-presented one-bedroom end-terrace house located in the popular village of Henstridge, benefiting from a private garden and allocated parking.

The property is in good decorative order throughout and comprises an entrance porch, comfortable sitting room, fitted kitchen with wall and base units and some integrated appliances, a modern bathroom, and a generously sized double bedroom.

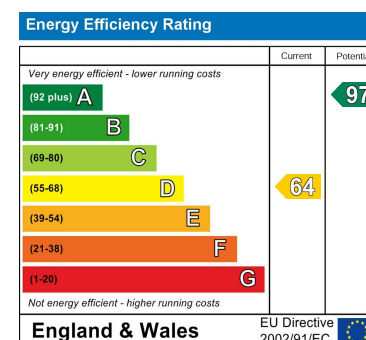
Ideal for a single professional or couple looking for their first home. Particularly suited to mature tenants, with no children living at home.

Available Now  
Sorry no children  
No Pets  
For Non smokers/vapers  
EPC Rating Band 'D'  
Council Tax Band 'A'  
Deposit Required £865.00 (1 week before the move in date along with the rent)  
Subject to Referencing, 1 weeks (£170.00) holding deposit will be required.  
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)

Landlord has the right to refuse

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**ACCOMMODATION**

**Ground Floor**

**Entrance**  
Good size porch with area to hang coats and store shoes, carpet and fuse box

**Sitting Room**  
3.66m x 3.28m" (12' x 10'9")  
The lounge is of a good size for a 1 bed house with window to the front and arch through to the kitchen area. Carpet, electric radiator with timer and stairs leading to the first floor

**Kitchen**  
3.66m x 1.75m" (12' x 5'9")  
Enjoying a double aspect with windows to the front and side -. Fitted with a range of modern kitchen units consisting of floor cupboards with deep pan and cutlery drawers and eye level cupboards. Good amount of work surfaces. Part tiled walls. Stainless steel sink and drainer with mono tap. Space and plumbing for a washing machine.

**First Floor**

**Landing**  
Landing with economy 7 radiator, airing cupboard with slatted shelving, carpet and doors to remaining rooms

**Bedroom**  
2.64m" x 3.68m" (8'8" x 12'1")  
Window to the front with country views. Wall mounted electric heater. Carpet, Deep over stairs storage cupboard fitted with hanging rail and shelves.

**Bathroom**  
2.64m" x 1.32m" (8'8" x 4'4")  
Obscured glazed window to the side. Wall mounted electric fan heater. White suite consisting of low level WC, bath with mixer tap and electric shower over and pedestal wash hand basin with taps. Wall mounted mirror with newly fitted shaver point/ light above. Vinyl flooring

**Outside**

**Garden**  
The property is approached from the pavement onto a path leading to the front door. Immediately to the front of the property there is a lawn area which continues along the side of the house where there is a useful garden store unit. The garden is partly enclosed by a picket fence and flower borders

**Directions**  
DIRECTIONS FROM STURMINSTER NEWTON - Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through the first calming system and turn left. The property will be found on the corner of the second turning right.

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.