



Townsend Green Henstridge

Per Month
£1,300 Per Month

A good size 3 bedroom family home with parking and garden, available to rent in Henstridge . Open stairs to the lounge with sliding door to the kitchen and dining area with doors to the back garden. Downstair cloakroom with shower. Utility room. Rear garden with gate to parking spaces for 2 cars. 2 double bedrooms and a good size single bedroom/study. Family bathroom. Electric Heating. No Gas/Oil. Double Glazing.

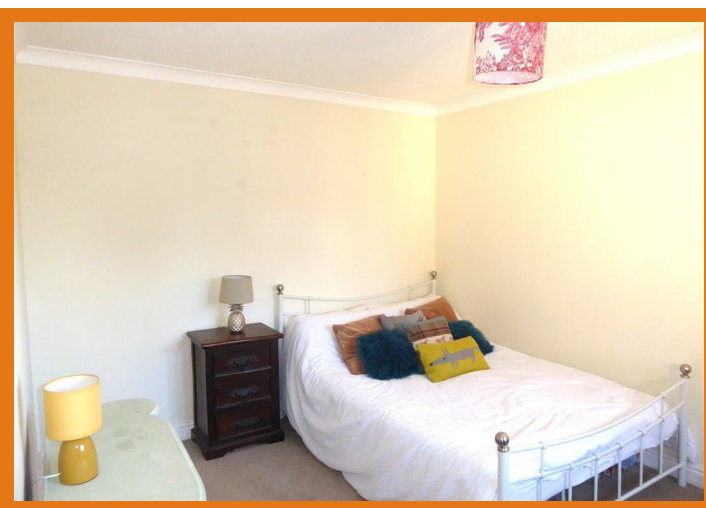
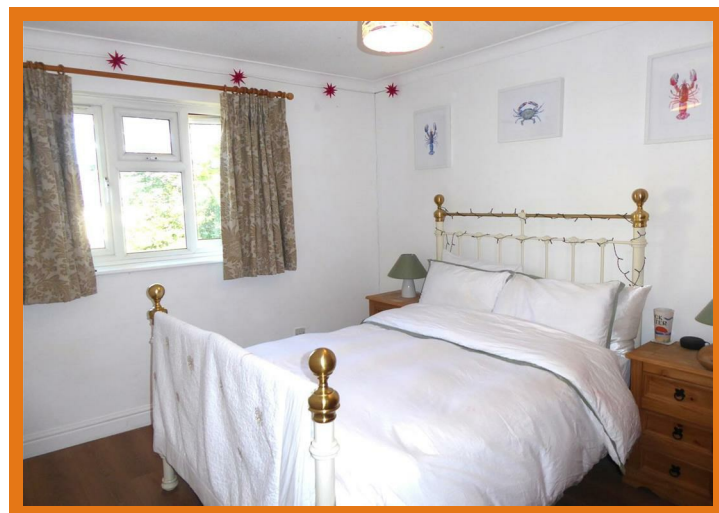
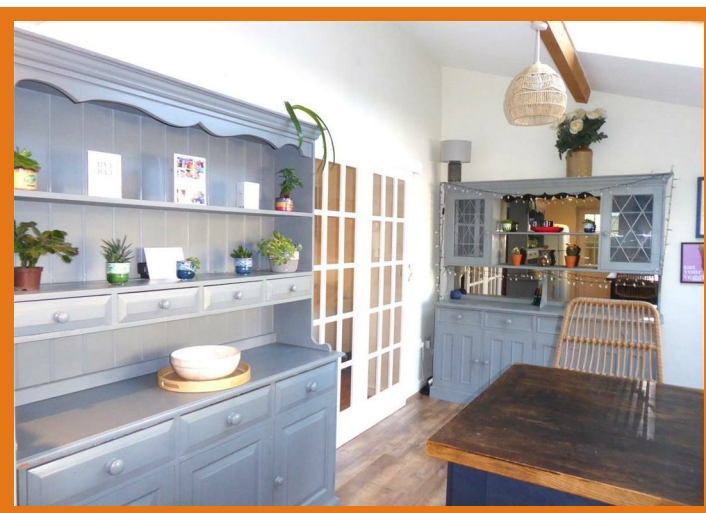
Available Now
Sorry No Smokers
Vapeing accepted in the house
Children welcome
Small pets will be considered
EPC Rating Band 'E'
Council Tax Band 'B'
Deposit Required £1,500.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£300.00) holding deposit will be required.
www.mortonnew.co.uk
lettings@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			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Front Porch

Entrance porch with space for coats and shoes

Lounge

Window overlooking the front with curtain pole and curtains. Laminate flooring with stairs leading to the first floor. Sliding door into the kitchen. Sofa can be left if tenants want it.

Kitchen/Breakfast room

The best thing about this property is the lovely kitchen, designed with plenty of cupboard space and room. Breakfast bar with 2 high stools. Laminate flooring, Slim line dishwasher. Electric hob and oven. Extractor hood above. 2 dressers. Curtains and blinds. Patio doors to the garden and door to the side of the house leading to the gate. Door through to the utility room and cloakroom

Utility Room

A good size room with a large utility free standing cupboard. Supplied with a washing machine (the landlord will not be taking any repairs or

replacing should it breakdown) Door through to the shower room

Cloakroom/ shower room

An extra bonus having a shower cubicle. toilet and wash hand basin. wall heater

Stairs & Landing

Stairs from the lounge to the landing with doors to each room.

Bedroom 1

Double size bedroom overlooking the rear garden. Can be supplied with a double bed, 2 chest of drawers and 2 bedside cabinets as seen in pictures. Carpet and curtains. Radiator. Built in airing cupboard.

Bedroom 2

A double bedroom with window overlooking the front garden. Double bed can be left along with curtains. Radiator and carpet

Bedroom 3

Generous size single bedroom with view to the back with fitted window blind. Built in wardrobe and dressing

table or can be used as a good size office. Carpet. Radiator.

Bathroom

Bathroom with shower over the bath and shower curtain., Wash hand basin and toilet. Heated towel rail. Window. Vinyl flooring.

Back Garden/Parking

Good outdoor space with areas sectioned off for a patio table and chairs (supplied) on the gravelled area. A nice low maintenance astro turf lawn. All enclosed with high fencing. Gate to the side and under arch way for parking for 2 cars

Directions

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 calming system and turn left into Woodhayes Way then right into Townsend Green. Bear to the left and the property will be found in the top right hand corner.

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.