

Total area: approx. 44.6 sq. metres (479.7 sq. feet)



## The Gavel Sturminster Newton

Per Month  
£850 Per Month

A well-presented one bedroom house with parking and its own private enclosed garden. The property offers well-proportioned accommodation throughout, featuring a bright and spacious open plan lounge and kitchen fitted with an oven and hob, with ample space for both living and dining. Patio doors from the lounge open directly onto the fully enclosed rear garden, with gated access leading conveniently to the parking area.

Upstairs, the property benefits from a generous double bedroom with space for additional storage or furnishings. The bathroom is fitted with a white suite comprising a panelled bath with shower overhead, wash hand basin and WC.

Externally, the private rear garden provides a low-maintenance outdoor space ideal for relaxing or entertaining. Further benefits include electric heating and allocated parking.

Available June/ July  
Sorry, no smokers or vapers.  
Pets considered subject to landlord approval.  
EPC Rating Band 'C'  
Council Tax Band 'B'  
Deposit Required £980.00 (1 week before the move in date along with the rent)

Subject to Referencing, £195.00 holding deposit will be required.

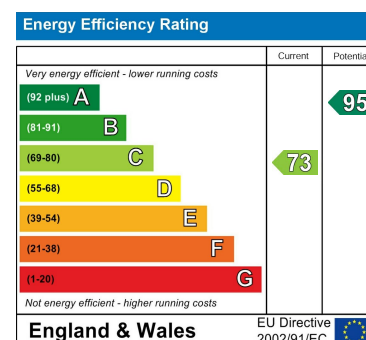
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)

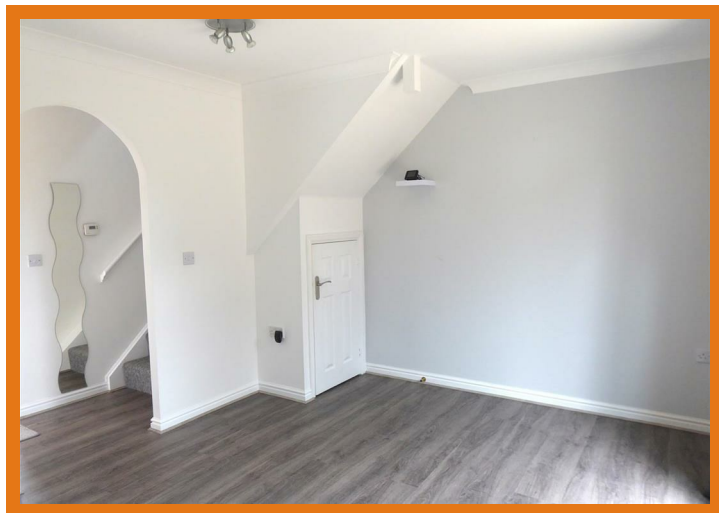
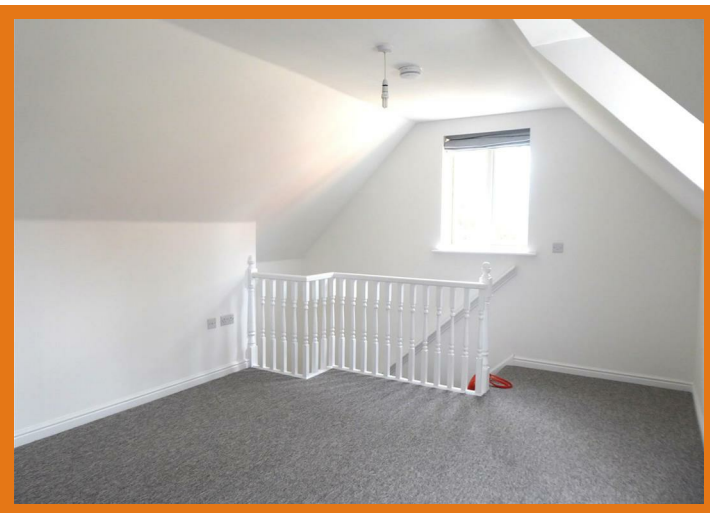
Landlord has the right to refuse

The accommodation is arranged over two floors with a welcoming entrance hall, bathroom and open plan living space on the ground floor. On the first floor there is a large, bright bedroom with some countryside views. Outside, there is a paved courtyard garden with gate leading out to the parking area where there is an allocated space. DRAFT DETAILS

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
[sales@mortonnew.co.uk](mailto:sales@mortonnew.co.uk)  
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Storm canopy to the front. Front door with inset glass pane and peep hole opens into a welcoming entrance hall. Ceiling light. Smoke detector. Coved. Central heating programmer. Telephone point. Stairs rising to the first floor, white panelled door to the bathroom and arch to the:-

#### Open Plan Living Space

Sliding patio door out to the courtyard garden to the rear of the property. Ceiling light. Coved. Power and television points. Understairs cupboard housing the electrics. Wood effect laminate flooring. Open to the:-  
**Kitchen Area** - Window overlooking the courtyard garden. Ceiling light. Smoke detector. Coved. Radiator. Power points. Fitted with a range of floor and eye level cupboards, wall shelves and wood effect work surfaces with mosaic style tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Space and plumbing for a washing machine. Built in electric oven and hob with extractor hood above. Ceramic tile effect vinyl flooring.

### Bathroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Radiator. Fitted with a modern suite consisting of pedestal wash hand basin with tiled splash back, low level WC with dual flush facility and bath with full height tiling to the surrounding walls. Ceramic tile effect vinyl flooring.

### First Floor

#### Galleried Bedroom

Stairs rise and curve up to the galleried bedroom with window to the side with distant hill views and window to the rear with roof top views to woodland. Ceiling lights. Smoke detector. Radiator. Power and television points. Cupboard housing the electric boiler. Deep wardrobe fitted with hanging rails and shelves.

### Outside

#### Courtyard and Parking

To the front of the property there is a gravelled area that is ideal for pot plant display and with space for bins. To the rear there is a nicely sized courtyard garden, laid to paving stones and enclosed by a high brick wall. Steps rise to a timber gate that opens into the parking area where there is an allocated space. Second one in from the left.

### Useful Information

Energy Efficiency Rating C  
 Council Tax Band B  
 uPVC Double Glazing  
 Electric Heating via Radiators  
 Mains Drainage  
 Freehold

### Directions

#### From 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 and turn left into The Gavel. Follow the road round. The property will be found on the left hand side. Postcode DT10 1QX

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.