



Orchard Walk
Sherborne

PCM
£1,100 PCM

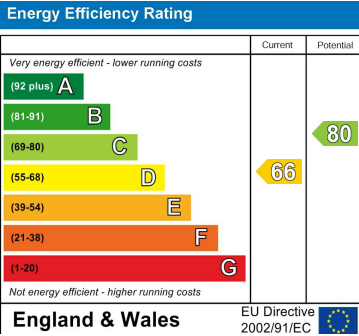
A great opportunity to rent this lovely property recently decorated throughout and fitted out with good quality carpets to all rooms except kitchen and bathroom which have vinyl flooring. The property has 2 good size bedrooms with under eave storage space, oil fired central heating, The lounge is of a good size with french doors leading out to the rear garden and also having a window for more natural light to the front. The kitchen is of a good size allowing space for a dining table and chairs, fitted electric hob and oven and space for your own washing machine and dish washer. Plenty of wall and floor cupboards. Bathroom is on the ground floor offering a bath as well as having the shower over. Good size drive for at least 3 cars as well as a garage.

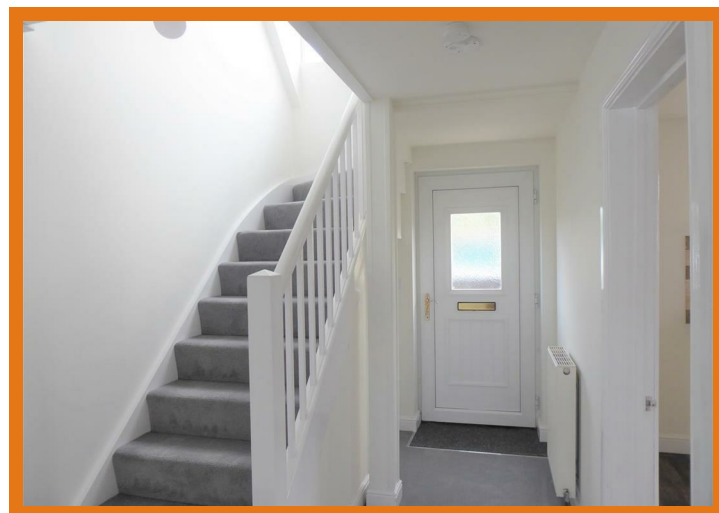
Available
Sorry Non Smokers/vapes and no pets
Children welcome
EPC Rating Band 'D'
Council Tax Band 'D'
Deposit Required £1,270.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£254.00) holding deposit will be required.
www.mortonnew.co.uk

Landlord has the right to refuse

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Entrance Hall

Front door into hall with doors to each ground floor room and stairs to first floor, newly fitted Grey carpet, large recess under the stairs for light storage or telephone table. Radiator

Kitchen/Diner

Good size kitchen with double aspect giving plenty of natural light. Fitted wall and floor units, space for your dishwasher and washing machine. Electric hob and oven, Storage cupboard housing the oil boiler, leaving plenty of room for a good size table, vinyl flooring and radiator.

Lounge

A generous size lounge with french doors leading onto steps, to the rear garden, window over looking the front of the property, Open feature fire place for electric fire only (not supplied) or for flower arrangements, 2 radiators, and newly fitted Grey carpet matching the hall.

Bathroom (downstairs)

Bathroom with White suite comprising of bath and shower over, sink, toilet and heated towel rail, tiled flooring and half tiled walls, window and bathroom cabinet.

Stairs and Landing

A lovely bright landing with large window over looking the front giving lots of naturally light, Newly fitted Grey carpet, 2 wall cupboards fitted with shelving and rail

Bedroom 1

Window over looking the front, built in under eave storage space, shelves and newly fitted carpet

Bedroom 2

Window over looking the front, built in under eave storage space and newly fitted carpet

Garden & Parking

There is a large drive suitable for about 3 cars as well as a garage, side entrance to the rear garden

which is mainly laid to lawn which has access around the other side of the house. A small shed for storage. The property is enclosed fully with fencing and an iron gate.

Directions

From the Sturminster Newton office- Turn left out of the office proceed to the bridge and traffic lights, turn right over the bridge and follow signs to Stalbridge. After Stalbridge, drive through the next village called Henstridge. At the cross roads of Henstridge, turn left at the lights sign posted Milborne Port and Sherborne. Once in Milborne Port just before the garage on the left, turn right into Gainsborough Road. Take the next right into Plover Road, follow the road round and turn right into Orchard Walk. The road goes down and around to the left and the property can be found just along on the left in front of you.

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.