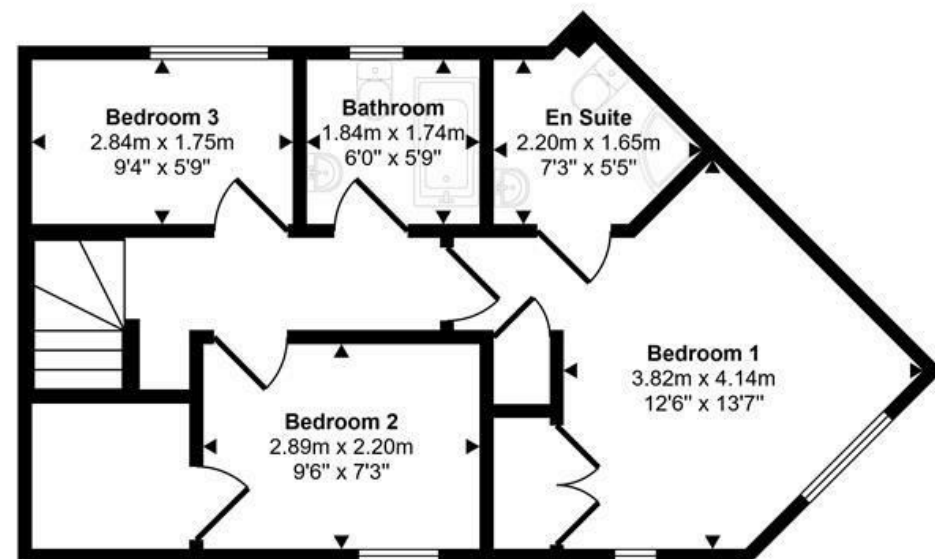


Ground Floor
Approx 41 sq m / 444 sq ft

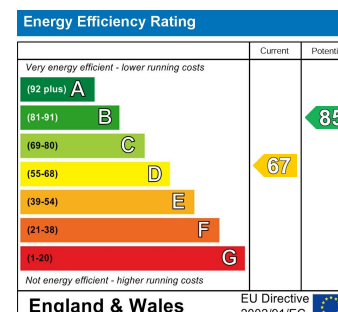


First Floor
Approx 42 sq m / 453 sq ft

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.

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Weatherbury Road
Gillingham

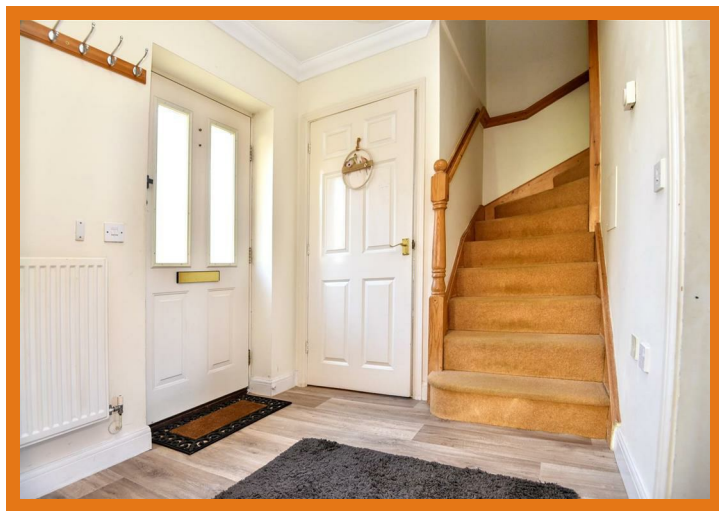
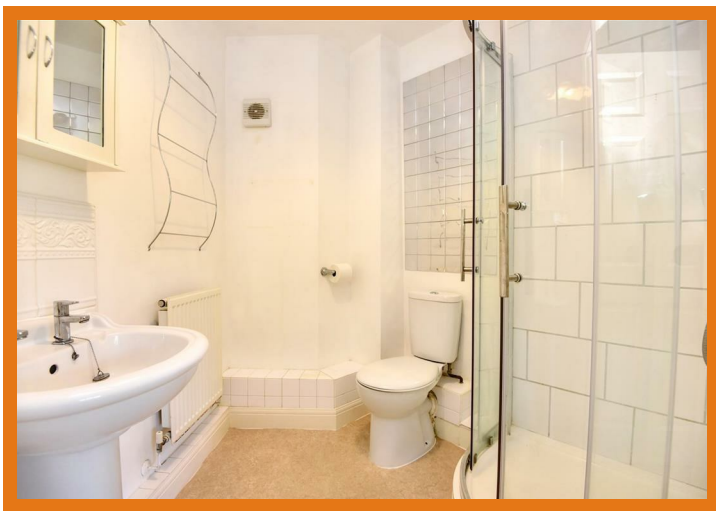
PCM
£1,000 PCM

This inviting three-bedroom semi-detached home is set in a popular residential area where town and country come together, offering a great balance of convenience and green space. Inside, you'll find a bright, spacious sitting/dining room with a feature fireplace and lovely double-aspect windows, along with a kitchen that includes cooking facilities and room for your own appliances. There's also a handy cloakroom off the hall. Upstairs, the home offers a good-sized double bedroom with a built in wardrobe, a small double with a large storage cupboard, and a generous single, plus a family bathroom and an en-suite shower room for added comfort. The rear garden is well proportioned and easy to enjoy, with a gate leading directly to the garage and parking. Well maintained and nicely presented throughout, this property is ready for you to move into right away.

Available - Now
EPC Rating Band 'D'
Council Tax Band 'C'
Deposit Required £1150.00 (1 week before the move in date along with the rent)
Subject to Referencing, £230.00 holding deposit will be required.

Children allowed, pets considered. No smokers/vapers.

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Landlord has the right to refuse



The Property

Accommodation

Inside

Ground Floor

The front door opens into good sized, welcoming entrance hall with doors leading off to all the accommodation and stairs rising to the first floor. There's plenty of space for coats, boots and shoes plus a storage cupboard fitted with shelves. For practicality, the floor is laid in an attractive wood effect vinyl, which continues into the kitchen.

The spacious sitting room looks out to the road at the front and over the garden to the rear. There's ample room for a family sized dining table and chairs as well as settees and armchairs for relaxing. Providing a focal point in the room, is a feature fireplace.

The kitchen has access to the rear garden and is fitted with a range of units consisting of floor cupboards with drawers and open ended display shelves plus eye level cupboards and shelves. The boiler is concealed in a wall cupboard. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There's space and plumbing for a washing machine and dishwasher plus room for a fridge/freezer. The electric oven is built in with a gas hob and extractor hood above.

The cloakroom is well proportioned and fitted with a wall mounted wash hand basin with a tiled splash back and mirror above and there is a WC. For storage, there's a wall mounted corner shelving unit. For practical reasons, the floor is tiled.

First Floor

On this level you will find the bedrooms and bathroom. The family bathroom is fitted with a pedestal wash hand basin, tiled splash back and bathroom cabinet above, WC and bath with a mixer tap and telephone style shower attachment. For practicality, the floor is laid in a wood effect vinyl.

You will find three bedrooms - a good sized single, a small double with large walk in cupboard - ideal for storage or maybe a homework station and there is a well proportioned main bedroom with the airing cupboard and built in wardrobe. It also benefits from an en-suite shower room that is fitted with a pedestal wash hand basin, tiled splash back and bathroom cabinet above, WC and corner shower cubicle with a mains shower. The floor is laid in vinyl for practical reasons.

Outside

Rear Garden

The garden is well proportioned and will be easy to maintain. It has a paved seating area with an outside tap immediately to the back of the house with the remaining garden being laid

to lawn with a raised planter and paved area for bins at the bottom of the garden. A path leads down the garden to a gate that opens to where the garage and parking is located. As you go through the gate on the left hand side is a coach house - the garage is the last one on the left with parking in front of it. (Green door).

Helpful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage

Location and Directions

The house is located in the Peacemarch area of the town - close to some fabulous river and countryside walks. There's a doctor's surgery, Bupa dentist and pharmacy all within walking distance plus a primary school, public house serving food, and a little further on there's a Co-Op and fish and chip shop. The main town and rail station is a bit further on. Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages.

Postcode - SP8 4FE

What3words - ///hoping.sprouted.spreads

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.