



Goughs Close
Sturminster Newton

PCM
£750 PCM

A generously sized two-bedroom property situated in a quiet position within the town centre, benefiting from a small courtyard-style garden. This charming and quirky home is a listed building and retains many of its original features throughout.

The kitchen is well-proportioned and equipped with a freestanding fridge/freezer, electric hob and oven. A separate utility room houses the provided washing machine and tumble dryer. The lounge overlooks the main town centre, offering a pleasant outlook.

On the upper floor are two reasonably sized bedrooms, along with a shower room featuring a large walk-in shower cubicle, wash hand basin and WC.

Please note, the property has steep spiral stairs and is therefore not suitable for young children.

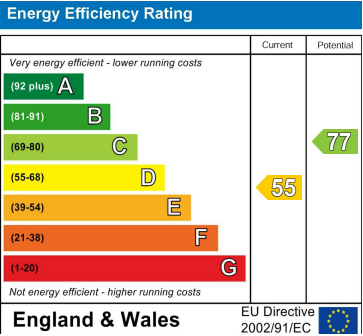
Sorry, no parking available.

Available End of January
Sorry Non Smokers and no pets
Children over the age of 12 welcome
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

Landlord has the right to refuse

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
www.mortonnew.co.uk





Outside

The wooden gate that leads to the shared entrance for the shop beneath the property and enclosed yard area. This area maybe used for your personal use and washing line may be affixed.

Entrance

Entrance to the property is up some exterior steps which lead to the Utility area that houses a washing machine and tumble dryer. The electric water heater/boiler is also in this room

Kitchen

A good size kitchen with built in wall and floor cupboards, electric hob, oven and extractor fan. A free standing fridge/freezer is left for your convenience. There are several quirky features in the kitchen along with an ornate fire place (for decoration only) Newly painted 10 months ago, along with new vinyl flooring fitted

Hall/stairs/Landing

Between the kitchen and lounge there is the nicely decorated hall way which has a door leading up to the first floor, carpet

Lounge

A good size lounge which has been recently decorated, 2 windows overlooking the market square. Radiator, carpet, feature fire place (not in working order, display only)

Bedroom 1

Decorated 10 months ago, double size room with window over looking the Market Place, carpet, radiator,

Bedroom 2

Decorated only last year, a good size bedroom, radiator, carpet, feature wooden beams, Window over looking the market square

Shower Room

The shower room is of good size with room to fit a chair or storage drawers. There is a large walk in

shower cubicle, wash hand basin and toilet. Window to the rear of the property and bathroom cabinet. Radiator and heated towel rail newly fitted vinyl flooring and painted walls and woodwork

Directions

From Sturminster Newton office. Cross directly over from the office into Goughs Close and on the right hand side directly on the first corner is a narrow walk way named Russell Walk. Follow down the little alley way and the property can be found on the right through a Black coloured wooden gate. Then proceed through the other gate to the property.

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.