



Gold Hill Blandford Forum

PCM
£950 PCM

A charming character cottage set back from the road in a peaceful village location, conveniently situated between Blandford Forum and Sturminster Newton.

The property underwent a full refurbishment approximately three years ago and now offers well-presented accommodation throughout. The fitted kitchen includes an electric hob and oven, freestanding fridge/freezer and washing machine. The cosy lounge provides a welcoming living space and features a fireplace with an electric wood-burner style stove.

The ground floor also benefits from a modern shower room, while upstairs there are two good-sized double bedrooms.

Outside, the cottage enjoys a mainly front-facing garden which is fully enclosed with a garden gate, creating a private and secure outdoor space. To the rear there is a small additional area suitable for storage and bins. On-road parking is available directly outside the property.

A delightful cottage ideal for those seeking village living with easy access to nearby market towns.

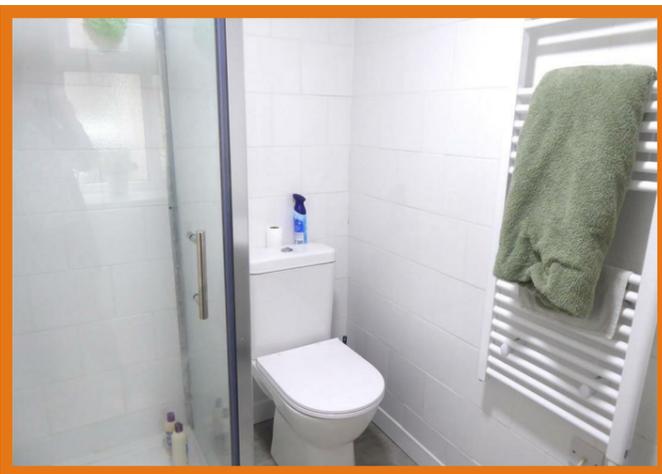
Available Mid April
Children welcome over 12
Pets are considered
Non smokers/vapers
EPC Rating Band 'E'
Council Tax Band 'A'
Deposit Required £1,095.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£215.00) holding deposit will be required.
www.mortonnew.co.uk
lettings@mortonnew.co.uk

Landlord has the right to refuse

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lounge

The front door opens into the lounge with newly fitted carpet, window to the front garden and newly installed electric wall heaters. Exposed wooden beam and open fire place for an electric woodburner (supplied) Decorated a year ago.

inner hall

A small inner hall with the stairs to the first floor, under stair cupboard, radiator, newly fitted carpet and doors to each room. Decorated a year ago.

Shower room

Newly fitted shower cubicle, with white wash basin and matching toilet, newly fitted flooring and heated towel rail, window to the back of the property. This was carried out summer 2023.

Kitchen

A range of newly fitted, white wall and floor cupboards with wood effect, work tops, fitted electric hob

and single oven, all carried out a year ago, A new fridge/freezer is supplied and washing machine. (please note that the electrical items are new, but once they are out of warranty the landlord will not be repairing or replacing them) 2 windows over looking the back. Vinyl flooring.

Landing

Small landing with fitted carpet and doors to each bedroom

Bedroom 1

Double size bedroom overlooking the front garden with built in loovered wardrobes, new carpet,. Electric wall radiator.

Bedroom 2

A good size bedroom with window to the back, new carpet, electric wall radiator

Outside

The garden is approached through

the front gate with a path leading to the front door, mainly laid to lawn with mature shrubs and enclosed wooden fence to the side. The back area is through an arch between the cottages and is an area for storing your bins and possibly having a little patio table and chairs for sunny days!!

Directions

Turn right out of the office and proceed to the traffic lights, turn right onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. Continue through the village of Manston and turn right on the bend heading towards Child Okeford. Continue on this road. On arriving in the village, the property will be found on the left hand side before the Saxon Pub.

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.