



Hill View Sturminster Newton

Per Month
£850 Per Month

A rare opportunity to rent a one bedroom bungalow with ample parking in a small village near Sturminster Newton. Property has one double bedroom. Bathroom with bath with shower over, new vinyl to be fitted. Kitchen open plan to the lounge with view across the rear garden. Lounge with window and carpet. Hallway. Outside there is plenty of parking along with a good size garden to the front and back. Outside brick built utility room with plumbing for a washing machine and plenty of storage space. Electric Heating.

Available Now

Sorry Non Smokers/vapers,

No children, a small pet may be considered.

EPC Rating Band 'E'

Council Tax Band 'A'

Deposit Required £980.00 (1 week before the move in date along with the rent)

Subject to Referencing, 1 weeks (£195.00) holding deposit will be required.

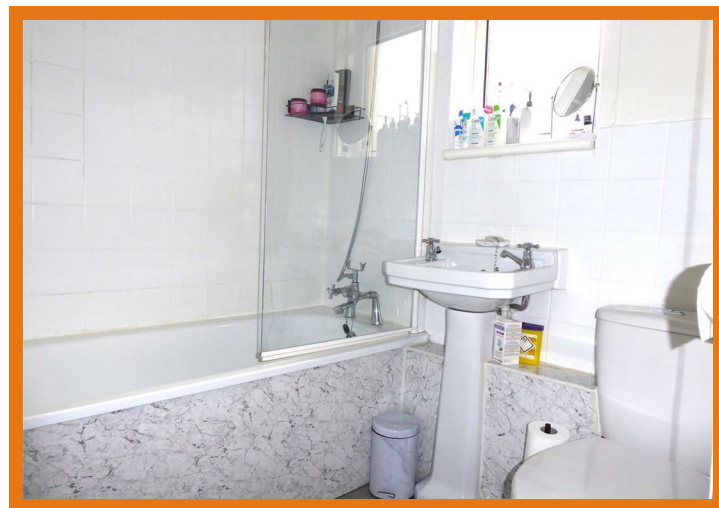
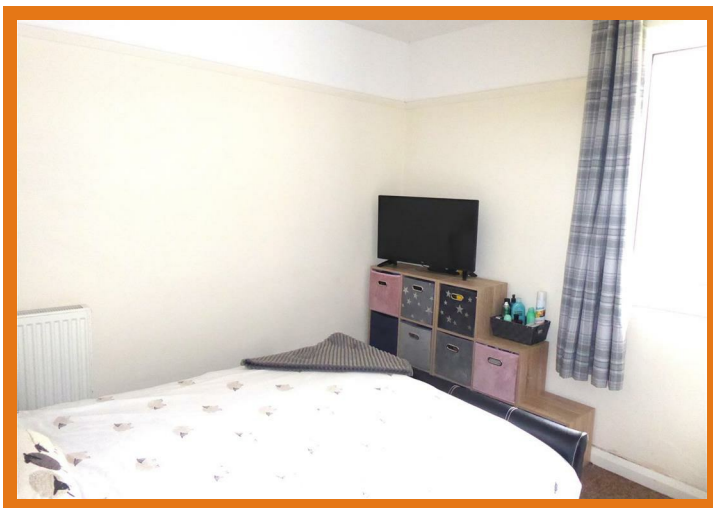
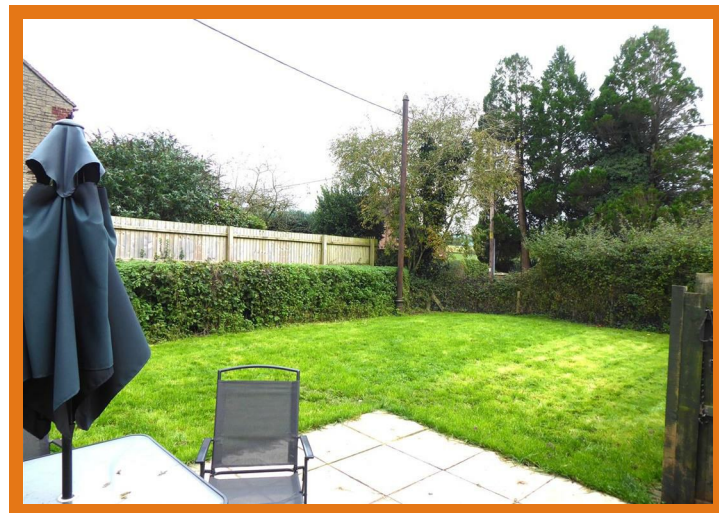
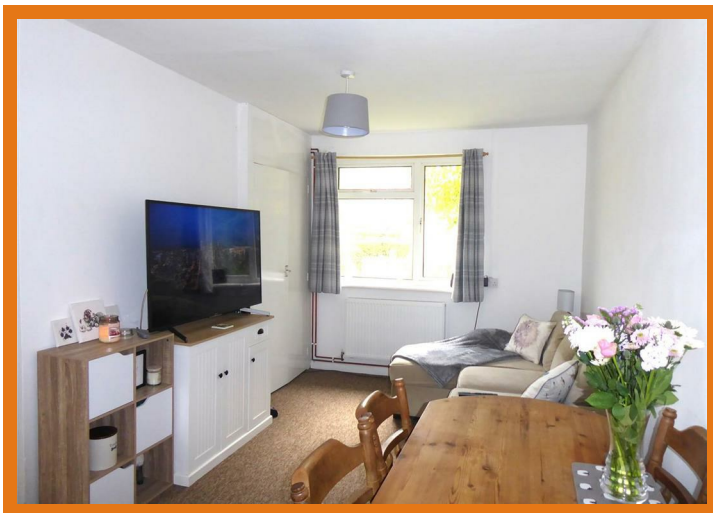
www.mortonnew.co.uk

Landlord has the right to refuse

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Entrance Hall

Entrance hall with fitted carpet. Loft hatch. Room thermostat. Radiator. Doors to each room

Bathroom

The bathroom has a window to the front with a bath, shower operating from the taps. Wash hand basin. Toilet. New bathroom vinyl to be fitted

Kitchen

A nice size kitchen at the back of the bungalow with vinyl flooring. Wooden wall and floor units. Space for a slim line dish washer. Double oven fitted. Window over looking the rear garden. The kitchen is open plan to the lounge

Lounge

Window to the front of the property with curtain pole. Built in cupboard with boiler. Radiator. Fitted carpet

Bedroom

Double size bedroom with window

and curtain pole over looking the front garden. Radiator. Fitted carpet.

Utility room

Outside purpose built utility room with space for washing machine and tumble dryer/fridge freezer. Power. Ideal store room for outdoor tools

Garden

The front of the property is mainly parking to the side, with a grass area immediately in front of the lounge window. The garden continues through the side gate with a large grass area and is completely enclosed, along with a patio area for your patio table and chairs. Space if you wish to erect your own small shed.

Directions

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357

heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about three miles. The cul-de-sac can be found on the right hand side just after Wheat Close.

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.