



## Burton Close Shaftesbury

PCM  
£1,000 PCM

An exceptionally well-presented and generously proportioned two-bedroom residence, available to rent. This beautifully maintained home offers stylish, high-quality interiors throughout, creating an elegant and comfortable living environment.

The contemporary kitchen is thoughtfully designed with an abundance of fitted units and workspace. The sophisticated lounge provides a warm and inviting setting, featuring a charming decorative fireplace with a gas fire—perfect for cosy evenings in.

To the rear, a stunning conservatory floods the home with natural light and offers a versatile additional living space, ideal for both relaxing and entertaining—an uncommon luxury for a property of this type.

Both bedrooms are spacious doubles, impeccably presented and complete with built-in wardrobes, offering both comfort and practicality. The bathroom is finished to a high standard, featuring a bath with overhead shower and a sleek vanity sink unit.

Externally, the property benefits from a fully enclosed rear garden, providing a private outdoor retreat. Two parking spaces. Further enhancements include gas central heating and uPVC double glazing throughout.

Available Now  
Sorry Non Smokers/vapers, Small Pets negotiable  
Children welcome  
EPC Rating Band 'C'  
Council Tax Band 'C'  
Deposit Required £1,150.00 (1 week before the move in date along with the rent)  
Subject to Referencing, 1 weeks (£230.00) holding deposit will be required.  
[www.mortonnew.co.uk](http://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			90
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



#### Hall

Entrance hall with doors to cloakroom, lounge and kitchen. Walk in cupboard and radiator.

#### Cloakroom

Nicely decorated cloakroom with window to the front. Toilet, wash hand basin, tiled floor, radiator.

#### Kitchen

Fully fitted kitchen with plenty of wall and floor cupboards and drawer unit. Gas hob with electric single oven below. Window to the front of the property and tiled flooring. Free standing washing machine and fridge freezer will be left for your use, but will not be maintained by the landlord. Gas boiler fitted.

#### Lounge

A generous size lounge with fitted decorative fire place and gas fire, carpet, window and doors into the conservatory, radiator and stairs to the first floor.

#### Conservatory

A good size conservatory with plenty of room to dine! With fitted window blinds and vinyl flooring. Heater. Patio doors open onto the rear garden.

#### Garden

An easy to maintain rear garden with patio area from the conservatory and a gravel area towards the end of the garden to a fair size shed, gate to the back. Fully enclosed with fencing.

#### Stairs and Landing

Carpet to the stairs and landing with doors to each bedroom and bathroom.

#### Bedroom 1

A good size double bedroom with window over looking the back garden with window blinds. Decorative wall panelling. Walk in wardrobes, radiator and fitted carpet.

#### Bedroom 2

A good size single bedroom at the front of the house with radiator and fitted window blinds. Built in cupboard. Carpet and loft hatch.

#### Bathroom

A lovely feature to the property is the bathroom which is decorated in stylish colours with a bath with shower over, wash hand basin set in a vanity unit, window, Bathroom cabinet, heated towel rail.

#### Directions

From the Gillingham office follow the signs into Shaftesbury. At the roundabout take the 3rd exit towards Salisbury. At the next roundabout (Tesco) turn first left onto Pound Lane. Follow the road and take the 2nd turn into Imber Road. Then turn right into Burton Close, the house can be found on the right handside in a terrace of 4 houses. Parking in front of the house.

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.