



35A Market Place Sturminster Newton

PCM
£795 PCM

A modern two-bedroom converted flat located in the heart of Sturminster Newton Town Centre. Finished to a high standard throughout, the property benefits from modern décor and carpets.

The accommodation comprises:

A modern fitted kitchen with white goods included

A contemporary shower room with walk-in cupboard, fully fitted

Two good-sized bedrooms, each with small fitted wardrobes

A spacious lounge featuring attractive exposed beams

Available mid-January

Sorry, no smokers, pets, or children

Additional Information:

EPC Rating: Band D

Council Tax Band: A

Deposit: £915.00 (payable one week prior to move-in, along with first month's rent)

Holding Deposit: £180.00 (one week's rent), subject to successful referencing

For further details, please visit www.mortonnew.co.uk

The landlord reserves the right to refuse an application.

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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		57	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Shared entrance

The entrance door opens into an area shared by both flats. Gas meters and stairs to first floor

First floor Entrance

Door to the flat is on the first floor and opens into a private hallway with carpet, window and electric meter cupboard. Carpeted stairs leading to the second floor of the accommodation with doors to each room

Kitchen

A bright and airy kitchen/diner fitted with high quality floor and drawer units in Grey with wooden design worktops, integrated electric oven and ceramic hob with extractor above. Free standing, washer/dryer machine and fridge/freezer. Window to the back of the flat, vinyl flooring and Radiator. door to shower room,

Shower Room

A nicely fitted double shower cubicle, wash hand basin and toilet,

Velux window, vinyl and walk in cupboard.

Lounge

A large obscure room with feature wooden ceiling beams adding character to the flat with window to the front, carpet, Radiator, TV point

Bedroom 1

Feature beams to the ceiling, radiator, window, tall cupboard for storage with hanging rail, carpet and TV aerial point

Bedroom 2

Unusually shaped room, adding character to the bedroom with a small built in wardrobe with rail, Velux window, radiator, carpet

Directions

From the Sturminster office turn right and walk round to the back of Marsh's electrical shop, towards the car park. Before reaching the car park on the left hand side by the Food Shop, you will see a small

passage way leading to the door of the flats.

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.