



Burton Street  
Sturminster Newton

PCM  
£825 PCM

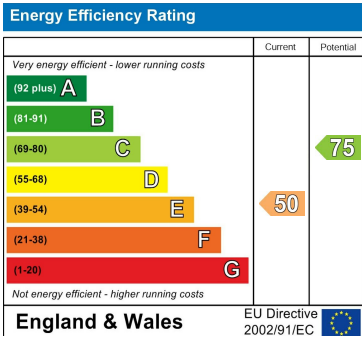
The Annexe has been converted from the 'Old Meeting House' into a one bedroom ground floor flat. Inside the property is an entrance hall, good size lounge, large bedroom, bathroom and kitchen. Newly installed electric radiators to the walls, allowing the property to keep some good character.

Available October  
Sorry Non Smokers/Vapes, Pets or Children  
EPC Rating Band 'E'  
Council Tax Band 'A'  
Deposit Required £950.00 (1 week before the move in date along with the rent)  
Subject to Referencing, 1 weeks (£190.00) holding deposit will be required.  
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)

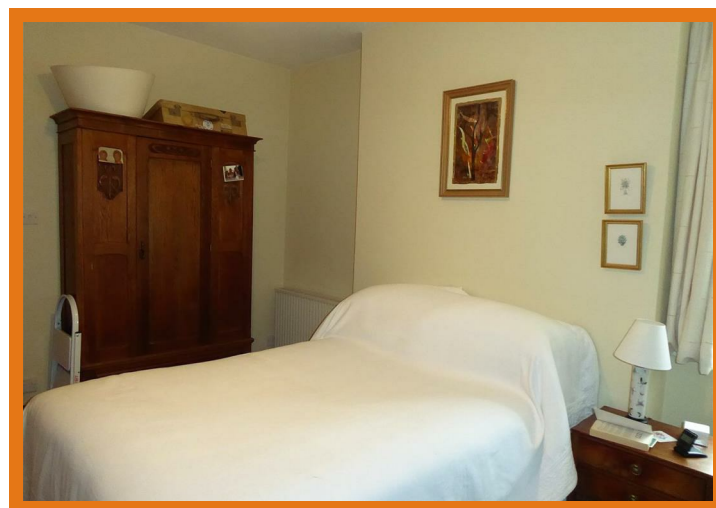
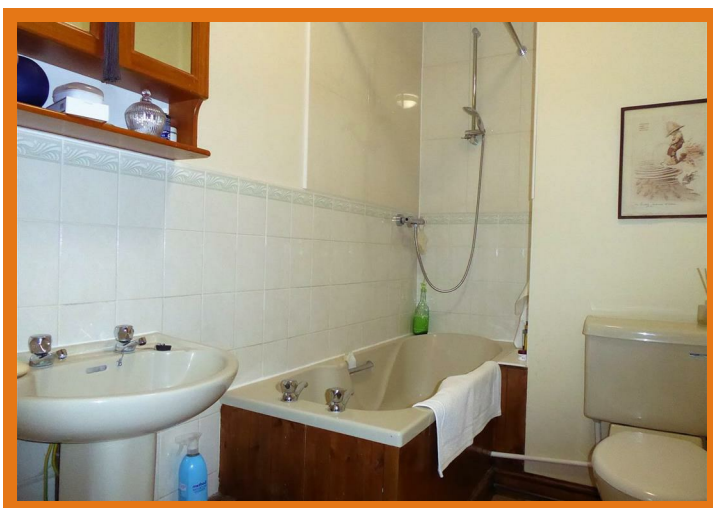
Landlord has the right to refuse

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk







#### Entrance Porch

Entrance porch to the property with floor tiling, recess space for hanging coats. New electric heater. Doors to lounge and hallway with walk in cupboard

#### Lounge

A good size lounge and dining area with 2 windows, new electric radiator and wooden flooring. Open space in the fire place with electric fire, newly decorated. With fitted curtain poles and curtains

#### Bedroom

Large size room with window, new electric wall heater, airing cupboard housing the immersion heater.

#### Kitchen

Kitchen is fitted out with Maple colour door fronts to base and wall units with a 1 & 1/2 stainless steel sink with drainer, worktops Laminated style vinyl floor covering.

#### Bathroom

A good size bathroom with a bath with electric shower over, wash hand basin and toilet. Laminated style vinyl flooring. Electric heater, 2 x bathroom cabinets and fitted wall extractor

#### Hallway

The hallway leads through to the kitchen and bathroom fully carpeted with housing for the electric meter box

#### Directions

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. The property is located on the right hand side - The property has a red door and is on the edge of the road, just before a pink thatched cottage.

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.