



Acreman Place

Sherborne

Per Month

£1,000 Per Month

A delightful little property tucked away in the corner of a private road with good privacy. The property has good size rooms throughout with an open plan kitchen/lounge, offering electric hob and double oven. Space for a washing machine and fridge/freezer. Space to have a kitchen table and chairs. Two good size double bedrooms, one on each floor. Large family bathroom with bath and shower over. Courtyard back garden fully enclosed with walls and side gate.

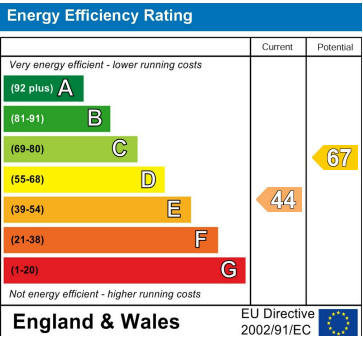
The property has gas central heating.

Available Now  
 Sorry Non Smokers/vapers, Pets negotiable  
 Children welcome  
 EPC Rating Band 'E'  
 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.  
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Landlord has the right to refuse

1 Market House  
 Market Place  
 Sturminster Newton  
 Dorset  
 DT10 1AS

t. 01258 473030  
[sales@mortonnew.co.uk](mailto:sales@mortonnew.co.uk)  
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)







### Lounge

Front door opens into the large size living room. Tiled floor with window and curtain pole to the front. Open fire place (not working) Radiator. Open plan to kitchen

### Kitchen

From the lounge, the kitchen has wooden front wall and floor cupboards. Electric hob with double electric oven. 2 radiators. Tiled floor matching the lounge. Back door to garden. Door leading to the first floor staircase. Entrance to utility area.

### Utility Area

Small area off the kitchen, with window. Space and plumbing for a washing machine. Wall cupboard. Worktop and plenty of coat hooks.

### Back Garden

The back garden is totally enclosed by walls and shrubs. There is a back gate leading to the front entrance and road. A very small

shed for a few hanging tools and garden broom! The garden does not have any grass. There is a small raised area for shrubs. Outside water tap.

### First floor Landing

There is an airing cupboard on the first landing. Doors to the bathroom and bedroom 1.

### Bathroom

A large size bathroom. Window and curtain pole over looking the back of the property. Toilet. Wash hand basin. Bath with shower over and shower screen. Vinyl flooring. Radiator. Extractor fan. Plenty of room for a large size cupboard to store your bathroom towels.

### Bedroom 1

A large size double bedroom. Window with curtain pole over looking the front. Grey carpet. Radiator.

### Second floor Landing

The second landing is quite large, where you could have a desk and chair. Door to bedroom 2

### Bedroom 2

Large roof space bedroom with velux window to the rear and large bay window over looking and enjoying some beautiful garden views. Curtain track. 2 radiators. Built in cupboard with water tank. Brown fitted carpet.

### Directions

From Sturminster Newton follow signs to Sherborne. On entering Sherborne, continue straight ahead at the bridge. At the cross roads, go straight over. Acreman Place is a narrow road on the left. The house can be found at the very end on the righthand side. It may be easier to park nearby and walk to the property.

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.