



Church Lane  
Sturminster Newton

Per Month  
£1,050 Per Month

A lovely cottage in the town centre of Sturminster Newton with off road parking in front of the house if available. The property has a good size lounge and kitchen with fitted white goods and free standing dishwasher. There is also a small utility area with a free standing Fridge/freezer. Back door to a small courtyard. Cloakroom. First floor has a double bedroom, store cupboard and family bathroom. Second floor has the master bedroom with doors onto the sun terrace. Cloakroom and a small study/store room. There are some items of furniture that will stay at the house. The white goods will not be repaired or replaced by the landlord.

Available April  
Sorry, Non Smokers/vapers,  
Children Welcome and small pets considered.  
EPC Rating Band 'Exempt'  
Council Tax Band 'C'  
Deposit Required £1,210.00 (1 week before the move in date along with the rent)

Subject to Referencing, £240.00 holding deposit will be required.

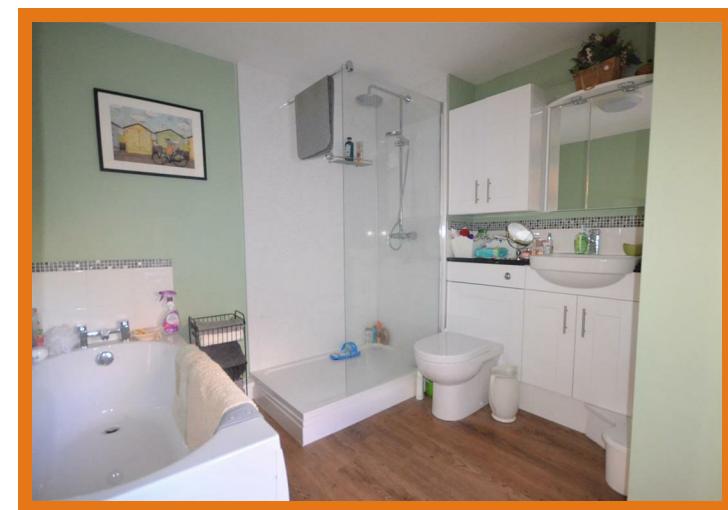
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)

Landlord has the right to refuse

**1 Market House**  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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

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#### ACCOMMODATION

##### Ground Floor

###### Entrance Hall

Timber front door with arched glazed inset opens into the entrance hall. Recessed ceiling light. Smoke detector. High level cupboard housing the electrics. Central heating thermostat. Radiator. Floor cupboard housing the gas meter. Stairs rising to the first floor. Door to the cloakroom and door and step down into the:-

###### Sitting Room

5.08m" x 3.30m" (16'8" x 10'10") Maximum measurements. Pane glass window with deep sill and plantation style shutters overlooking the lane to the front. Ceiling light. Radiator. Power, telephone and television points. Good sized storage cupboard fitted with coat hooks. Wood effect Karndean flooring. Door to the:-

###### Kitchen/Dining Room

2.62m" x 4.98m" (8'7" x 16'4") Recessed ceiling lights. Smoke detector. Radiator. Plenty of power points. Fitted with a range of wood grain effect kitchen units consisting of floor cupboards, separate drawer units and eye level cupboards with counter lighting under. Generous amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for a dishwasher (dishwasher staying). Built in electric oven and ceramic hob with extractor hood over.

Integrated fridge. A few steps up to further part of the kitchen with window overlooking the courtyard and part glazed door opening to same. Wood effect Karndean flooring. Door to the:-

###### Utility

1.93m" x 2.51m" (6'4" x 8'3") Maximum measurements. Ceiling light. Extractor fan. Radiator. Power points. Wall storage shelves. Work

surface with tiled splash back. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Floor cupboard. Space and plumbing for a washing machine. Free standing fridge/freezer staying. Wood effect Karndean flooring.

###### Cloakroom

Ceiling light. Extractor fan. Wall mounted wash hand basin with tiled splash back. Low level WC with economy flush facility. Wood effect Karndean flooring.

###### First Floor

###### Landing

Window with view over the courtyard. Ceiling light. Radiator. Power points. Large storage cupboard. Stairs rising to the second floor. Door and step down to the bathroom and to:-

###### Bedroom Two

3.91m" x 3.40m" (12'10" x 11'2") Sash window to the front with plantation style shutters overlooking the lane. Ceiling light. Radiator. Power, telephone and television points. Wood effect Karndean flooring.

###### Bathroom

2.67m" x 3.40m" (8'9" x 11'2") Obscured glazed window to the side elevation. Ceiling light. Traditional style radiator/heated towel rail. airing cupboard housing the gas fired combination boiler and fitted with slatted shelves. Fitted with a suite consisting of bath with mixer tap and tiled splash back, large shower cubicle with laminate panelled walls and choice of shower head, low level WC with economy flush facility, concealed cistern and wall mounted bathroom cabinet over plus a vanity style wash hand basin with mirror over. Wood effect Karndean flooring.

###### Second Floor

###### Landing

Ceiling light. Smoke detector. Radiator. Door to the store/study, cloakroom and door and down into the:-

##### Master Bedroom

3.96m x 3.43m" (13' x 11'3") Window with deep sill to the lane side and French doors leading out to the roof terrace. Ceiling light. Access to the loft space. Radiator. Power, telephone and television points. Wood effect Karndean flooring.

##### Cloakroom

Window to the rear with roof top views. Ceiling light. Extractor fan. Chrome heated towel rail. Pedestal wash hand basin with tiled splash back. Low level WC with economy flush facility. Wood effect Karndean flooring.

##### Study/Store Room

3.72m" x 1.02m" (8'11" x 3'4") Large storage cupboard with recess, ceiling light and window to the lane side boasting partial rural views and offering potential to use as a study.

##### Outside

###### Courtyard and Roof Terrace

The courtyard is accessed from the kitchen and is fully enclosed by brick wall and timber fencing with raised area - ideal for pot plant display or bin storage. The yard is laid to gravel.

The roof terrace is enclosed by the roof of the adjoining building and wall with iron railings. Tiled floor. A private and delightful place to enjoy with garden hammock.

##### Directions

**From the Sturminster Newton Office**  
turn left out of the office and proceed onto Bridge Street. Take a turning left - just opposite the fish and chip shop - into Church Lane and the property will be found on the left hand side.

**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.