



## Cale Way Wincanton

Per Month  
£1,175 Per Month

A newly decorated 3 bedroom end of terrace house with newly fitted carpets to 2 bedrooms and the lounge. The kitchen is fitted with wood fronted doors and newly fitted vinyl. Space for your fridge/freezer and washing machine. Outside front garden with plenty of lawn, the back being fully enclosed with patio and slab areas. There is a garage in a block just past the house with parking space for 1 car in the front. There is gas central heating, double glazed windows and doors. Please do not apply if you have pets.

Available Now  
Children welcome  
Non smokers/vapers  
Sorry no pets  
EPC Rating Band 'C'  
Council Tax Band 'C'

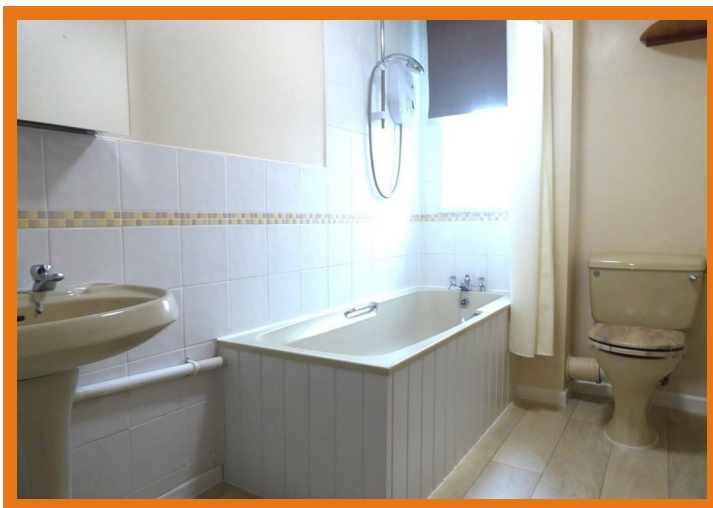
Deposit Required £1,355.00 (1 week before the move in date along with the rent)  
Subject to Referencing, 1 weeks (£270.00) holding deposit will be required.  
[www.mortonnew.co.uk](http://www.mortonnew.co.uk)  
Landlord has the right to refuse

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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		





#### Entrance hall

Large spacious hallway with new fuse box, radiator, wood design flooring, doors to kitchen, lounge and cloakroom.

#### Kitchen

A good size kitchen with fitted gas hob and electric single oven below, Space for your fridge/freezer and washing machine. Radiator. Gas Boiler. Window over looking the front with roller blind. Newly fitted vinyl flooring. Space for a small breakfast table and chairs.

#### Lounge

The lounge has plenty of natural light with 2 windows with newly fitted curtain poles, French doors to the rear garden. 2 radiators. Newly fitted Grey carpet. Large understair storage cupboard with coat hooks.

#### Cloakroom

Large cloakroom with wash hand basin, Toilet, Window to the front. Vinyl flooring. Radiator, Shelf.

#### Stairs & Landing

Fitted carpet to the stairs and landing. Doors to all bedrooms and bathroom and airing cupboard.

#### Bedroom 1

Front bedroom with built in cupboard with rail and shelf. Curtain pole and curtains. Radiator. Carpet.

#### Bedroom 2

Back bedroom with curtain pole and curtains. Newly fitted Grey carpet. Radiator.

#### Bedroom 3

Back single size bedroom with curtain pole. Radiator. Newly fitted Grey carpet.

#### Bathroom

Bathroom with bath and shower fitted over. Wash hand basin. Toilet. Newly fitted mirrored cabinet with light. Vinyl flooring. Radiator.

#### Back garden

The back garden is fully enclosed with fence panels and brick walls. There are steps leading down from the french doors to the patio garden, with rotary washing line and space for garden furniture. Side gate to the pathment for re-cycle bins.

#### Front garden

Large front grassed area at the front of the house with mature trees. Path to the house and stepping stones to the side. Meter boxes fitted to the outside wall. Outside water tap.

#### Garage & parking

Single size garage with up-and-over door. No power. Storage space above the eaves. Parking space in front of the garage. Additional parking on the road outside the property, not allocated.

#### Directions from the Gillingham office

Heading towards the A303/Wincanton. Turn left passing under the A303 at Tinkers Hill and left onto the B3081. Continue on this road, passing the Hunters Lodge. Travel forward onto Bayford which leads to the High Street. Follow the one way system and bear right onto Silver Street. Follow this and opposite the church turn left into The Batch. Take the next turning right into Shadwell Lane then left again onto Cale Way. The property will be found on the right 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.