

Shire Cottage

Middle Farm, Fifehead Magdalen, Gillingham, Dorset

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Middle Farm
Fifehead Magdalen
Gillingham
Dorset SP8 5RR

A beautifully presented cottage set within a working farm yard development situated in the rural village of Fifehead Magdalen.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Fifehead Magdalen
 - Courtyard garden
 - Parking

£995 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A beautifully presented cottage set within a working farm yard development situated in the rural village of Fifehead Magdalen.

Available immediately with a preference for a longer term let.

Shire Cottage is a generous two-bedroom cottage conversion with spacious living accommodation. The property benefits from a wealth of character features in particular the living area with its vaulted ceiling and galleried landing to the first floor. There are two good sized bedrooms (one on the ground floor and one on the first floor) and a family bathroom. The ground floor bedroom leads to an en-suite bathroom with shower over.

Outside, the property benefits from a private courtyard garden to the rear, oil fired central heating and ample parking to the front.

Rent - £995 per month / £229 per week

Holding Deposit - £229

Security Deposit - £1148

EPC Band - D

Council Tax Band - C

SERVICES

The rent is exclusive of all utility bills including council tax, private water, private drainage via a septic tank (water and drainage invoiced by the Landlord), mains electricity and oil fire central heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a very low recorded flood risk at the property. The property is of a stone build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

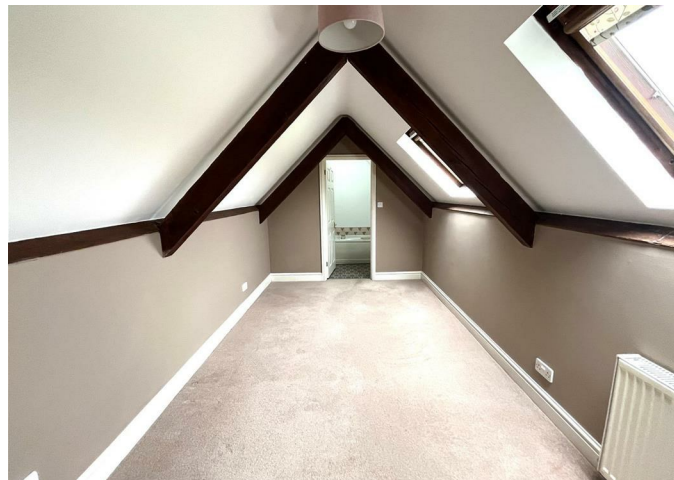
<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The property is situated in a courtyard setting of similar properties and surrounded by farmland in the village of Fifehead Magdalen. The close by village of Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'urbervilles. The village has two public houses, three churches, doctor's surgery, pharmacy, butcher, post office, hairdresser and beauty salon, many clubs and societies and is surrounded by beautiful countryside. There are primary schools in the village with secondary education at Sturminster Newton. There are a number of footpaths leading into the open countryside.

DIRECTIONS

DIRECTIONS unicorns.wolf.runs
what3words:///unicorns.wolf.runs



Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter rating) scale			
A	92-100		
B	81-91		
C	69-80	68	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk			
England & Wales			
EPC Effective from 2020/01/01			



services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.

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01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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