

Symonds  
& Sampson



# Barn View

Stourton Caundle, Sturminster Newton, Dorset

# Barn View

Stourton Caundle  
Sturminster Newton  
Dorset DT10 2JN

A well-presented detached bungalow situated in the village of Stourton Caundle.



- Unfurnished
- Available immediately
- Long term let preferred
- Popular village location
  - Spacious garden
- Parking for multiple vehicles

£1,100 Per Month

Sturminster Lettings  
01258 473766  
sturminster@symondsandsampson.co.uk



## THE PROPERTY

A well-presented detached bungalow situated in the popular village of Stourton Caundle.

Available immediately.

Barn View benefits from oil fired centred heating, three bedrooms (two doubles and one single), well maintained garden and parking. The bungalow is well presented and includes a well-fitted kitchen, a bright and airy sitting room with an electric plug in wood burner and family bathroom.

The property is approached via a wooden gate and driveway which provides parking for 2/3 cars. The garden is laid to lawn with scattered mature shrubs and bushes.

Rent: - £1100 per calendar month / £253 per week

Holding Deposit: - £253

Security Deposit: - £1269

Zero deposit option available via Reposit

Council Tax Band: - D

EPC Band: - E

## DIRECTIONS

From Sturminster Newton take A357 through Lydlinch until you see a left hand turning off signed to Stourton Caundle. The cottage is situated opposite The Trooper public house.

## SERVICES

The rent is exclusive of all utility bills including council tax, water via a farm supply invoiced by the landlord to the tenant, private drainage via a septic tank, oil fired central heating and mains electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. The property is subject to an Agricultural Occupancy Restriction. There is no recorded flood risk at the property. The property will be let unfurnished. The property is of stone build under a tiled roof.

<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 on a quiet lane in the village of Stourton Caundle which benefits from a public house and Bishops Caundle the neighbouring village has a village shop. For further shopping facilities, Sherborne is a short drive and provides an attractive selection of modern and traditional shops around the historic town centre, the centre of which is the Abbey. Sturminster Newton is 6 miles and Yeovil is 11 miles and the county town of Dorchester is 18 miles.

## DIRECTIONS

[what3words///charts.resorting.hops](https://what3words.com/charts.resorting.hops)



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80	82	
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Minimum energy efficiency standard (MEES)			
England & Wales		EPC Rating from 2020/01/01	



Office/Neg/Date



01258 473766

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



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