





The Rectory, High Street, Gillingham, Dorset, SP8

- Town centre location
- Parking
- Three reception
- Garage
- Four bedrooms
- Large garden

The Property

The large spacious accommodation comprises 3 good sized reception rooms, large kitchen/breakfast room, utility area and downstairs toilet. Stairs lead to the first floor where there are 4 bedrooms and a family bathroom. The property is approached via double gates to the driveway with parking for two vehicles.

Outside the gardens are landscaped with several mature shrubs and flower beds and there is a single garage.

Location

Conveniently located within the heart of the North Dorset town of Gillingham, The Rectory is a short walk from to a variety of local shops & amenities, including a Waitrose supermarket and the mainline train station to London Waterloo is just a 10 minute walk. There are both primary and secondary schools in easy reach.

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

A large detached family home, tucked away yet in the centre of the town with 4 bedrooms, garage and good sized private garden.

Size: 2,031 sq ft

Council Tax: North Dorset £3,067.97 (2023/24), Band E



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(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	



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49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major