

THE CAKE HOUSE MUSTON MANOR

Piddlehinton, DT2 7SY

£1,600 PCM

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TOWN & COUNTRY

PROPERTY DESCRIPTION

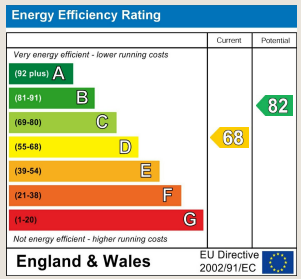
A fabulous spacious converted three double bedroom, three bathroom semi detached house. Accommodation comprises of: A superb modern fitted kitchen with integrated dishwasher, fridge freezer and washing machine. Boiler room with space for tumble dryer. Double doors lead down to a large open plan sitting/dining room. Ground floor en-suite bedroom with storage. On the first floor a master bedroom suite with walk in wardrobe, and en-suite bathroom, further en-suite bedroom. Courtyard to the rear, garden area to the side and ample parking. Situated on a working farm in the delightful village of Piddlehinton. Available November. Oil underfloor central heating. Please check with Ofcom for Broadband and mobile speeds as will depend on your provider.

Situation

The local area

Local Authority

Dorset Council Council Tax Band: E
Tenure:
EPC Rating: D













PROPERTY DESCRIPTION

Material Information ....

Additional information not previously mentioned

- Mains electric, Private water supply
- Water metered Billed every 3 months via estate
- Oil Heating
- Sewerage septic tank or cesspit
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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