



**1, Chartknolle Cottages, Stoke Abbott,**

**TO LET**

**Beaminster, Dorset, DT8 3JN**

**£1100 PCM**

Semi-detached three bedroom Cottage in Stoke Abbott village. Living room with wood-burning stove, Kitchen / Breakfast Room, Bathroom. Oil-fired heating from Aga style cooker. Rear enclosed garden. Parking space. No Smoking. EPC: E (39) Council Tax Band: D



## HALL

Original flagstone flooring. Stairs to first floor. Doors into:

## LIVING ROOM

Window to front aspect with window seat. Small window to side aspect. Original flagstone flooring. Original inglenook fireplace with dog-tooth beam, incorporating a cast-iron wood-burning stove. Under stairs storage cupboard. Radiator. TV point. Telephone point. Door to rear lobby, with further door to rear garden. 4.59m x 3.09m

## KITCHEN / BREAKFAST ROOM

Window to front aspect. Window to rear aspect. Original flagstone flooring. Part tiled walls over work surface. Some fitted wall units. Extractor canopy. Fitted base units with space for under-counter free-standing fridge or freezer. Space and plumbing for washing machine. Build-under electric oven / grill. Work surface with stainless steel sink and inset hob with four solid hotplates. Cream Heritage Range cooker with two hotplates and oven (Range also runs the central heating). 4.59m x 3.09m

## FIRST FLOOR LANDING

Window to rear aspect. Fitted carpet flooring to stairs, wood board effect laminate board flooring to landing. Airing cupboard. Radiator. Doors into

## BEDROOM ONE

Double Size Bedroom, L-Shaped. Window to front aspect. Fitted carpet flooring. Radiator. 2.76M X 4.61M L-Shaped

## BEDROOM TWO

Double size room. Window to front aspect. Fitted carpet flooring. Electric panel heater. 2.70m x 2.30m

## BEDROOM THREE

Single size bedroom. Window to front aspect. Fitted carpet flooring. Electric Panel Heater. 2.15m x 2.24m

## BATHROOM

Window to rear aspect. Fitted vinyl flooring. Part tiled walls. White bathroom suite comprising Bath with shower facility from bath tap, via 'telephone' style bath tap, pedestal wash hand basin and WC. Ladder style radiator / towel rail.

## OUTSIDE

Garden to front enclosed with wrought-iron railings and laid to gravel with some established shrubs. Enclosed rear garden laid to lawn with borders of established shrubs. Rear gate giving access to parking space. Wooden garden shed.

## FEES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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