



MOLLARO  
TO LET  
01202 80 50 90  
mollaro.com

French Mill Lane, Shaftesbury SP7 8EU  
£1,200 Per Calendar Month

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





**A charming chalet bungalow, newly refurbished throughout and set in a sought-after location close to Shaftesbury town centre and enjoying far reaching rural views.**

The property has just undergone an extensive programme of modernisation throughout and is now ready to welcome its new occupiers. French Mill Lane is a well-regarded road, enjoying a delightful setting and being just a short distance from the shops, restaurants, transport links and facilities of Shaftesbury town centre.

The property is entered via a sizeable enclosed side porch, providing a handy covered area sheltered from the elements. To the ground floor, the accommodation comprises a sitting room to the rear with feature electric fireplace. This leads through to the conservatory overlooking the rear garden. The newly fitted kitchen includes a gas hob, electric oven, fridge and dishwasher. Also from the entrance you will find bedroom one and the newly fitted bathroom. Stairs rise to the first floor level, where a further bedroom is found, which enjoys expansive views across the neighbouring countryside.

The rear garden has patio and lawn areas and enjoys a westerly aspect, with far reaching rural views. The garden building is divided into two rooms, with a useful utility room accessed from the covered side porch and a further versatile space that would make an ideal study, hobbies room, studio or such like, which enjoys views over the rear garden. To the front of the property you will find a generously sized driveway, providing off road parking for several vehicles.

Available now on an unfurnished basis, with white goods included.



## KEY FEATURES

- Sought-After Location
- Charming Chalet Bungalow
- Newly Refurbished Throughout
  - Far Reaching Rural Views
  - Two Double Bedrooms
- Conservatory Overlooking Rear Garden
- Utility Room & Study/Hobbies Room/Studio
- Driveway Off Road Parking for Several Vehicles
  - Close to Town Centre Shops & Facilities
- Available Now Unfurnished (White Goods Included)





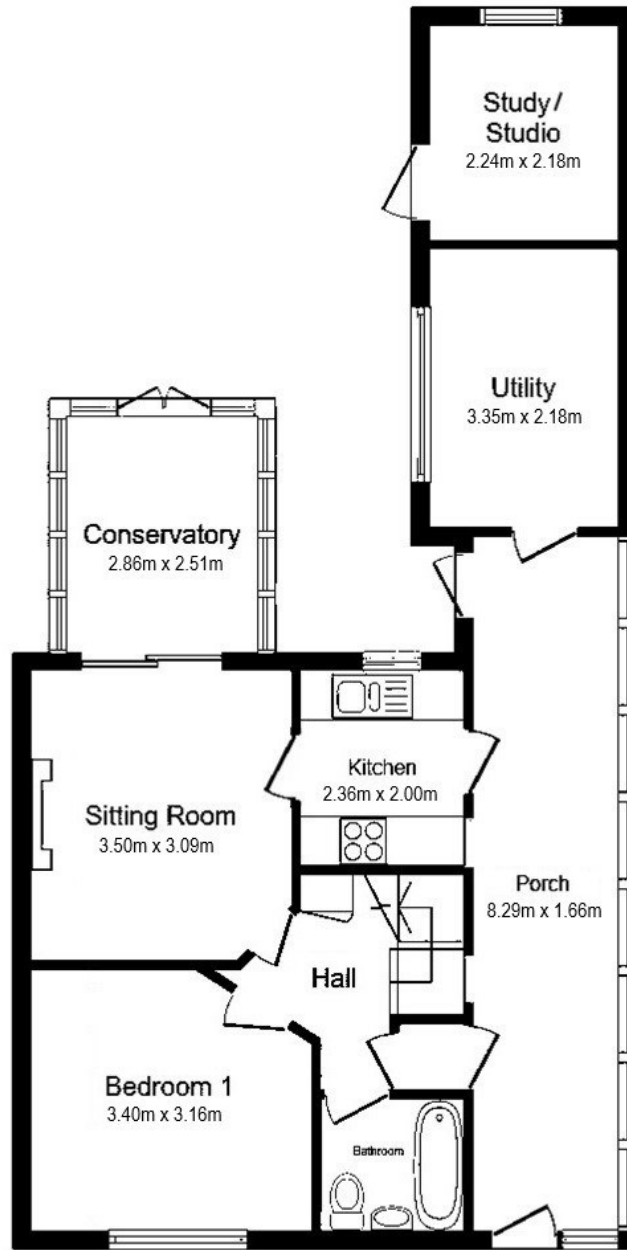


VIEW FROM FIRST FLOOR BEDROOM WINDOW





# FLOORPLAN



GROUND FLOOR



FIRST FLOOR

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate.



## ADDITIONAL INFORMATION

Dimensions: Please see floorplan

Council Tax: Band C

Rent: £1,200 per calendar month

Deposit: £1,384

Furnishing: Unfurnished (White Goods Included)

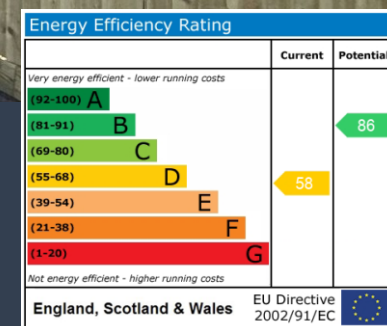
Availability: The property is available to let now on an initial twelve month tenancy agreement, renewable thereafter by mutual agreement.





## Viewing by Appointment Through the Landlord's Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ hello@mollaro.com



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