



Queen Street, Gillingham

£175,000

Queen Street, Gillingham, Dorset, SP8 4DZ

·Fantastic Cottage Within The Heart Of Gillingham ·Beautifully Presented Throughout
·High Quality Fixtures & Fittings ·Double Bedroom With En Suite ·On Street Parking
·Welcoming & Private Courtyard / Cottage Garden ·Ideal Investment Purchase · New
Tenant in Situ ·No Onward Chain ·EPC: D

LOCATION

The North Dorset town of Gillingham offers the amenities of a major town, while retaining all the charm of rural Dorset. The town has a wide range of facilities, including Waitrose & Asda superstores, a doctor's surgery, dental practice, pharmacies, local shops, boutiques and a well-connected railway station.

Gillingham School is a highly sought after mixed comprehensive and there are several independent schools nearby including Port Regis, Sandroyd and Clayesmore. The communication links are excellent: the A303 runs north of the town and a mainline railway station provides services to London Waterloo (2 hours) and the south west.

DESCRIPTION

Owl Cottage is a delightful and charming cottage set within the heart of Gillingham. The cottage has been very well cared for and presents in fantastic fashion. The property comprises an entrance hall, WC, sitting room, kitchen and a double bedroom with en suite facilities.

Investment Purchase Only due to a new tenant in situ paying £695pcm on a 6 month Assured Shorthold Tenancy Agreement.



OUTSIDE

Externally, the cottage offers a welcoming courtyard / cottage garden that is enclosed to all sides. The courtyard is mainly laid to gravel for ease of maintenance and presents a private outside space that can be enjoyed throughout the seasons. The property is entered via Queen Street and to the side of the property is bin storage.





TENURE

Freehold.

SERVICES

All mains services are connected.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

LETTING WITH BOATWRIGHTS

If you are looking at this property from an investment perspective and would like some advice on potential rental yields and our Lettings Service, please do contact us and speak to Sammi Toms our Lettings Manager on 01747 213 106.

LOCAL AUTHORITY

Dorset Council, Band A.

VIEWINGS

Strictly by appointment, only with Boatwrights.
Please do get in touch to ask us about our 'Safe Viewings Guidelines'

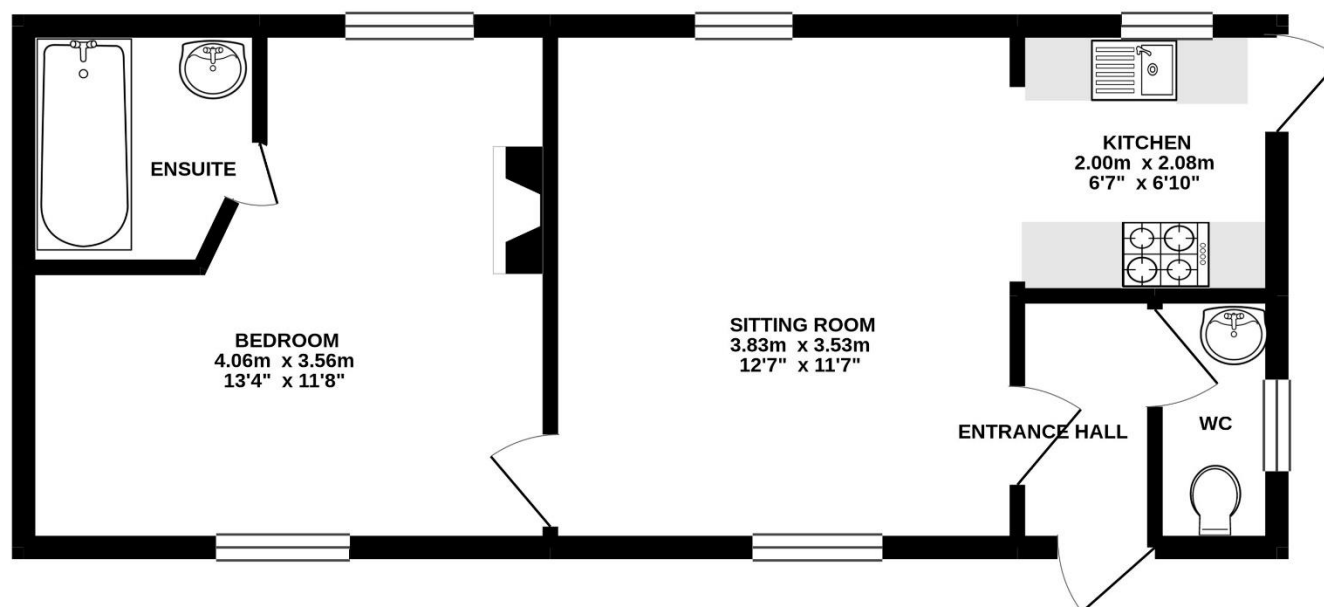


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GROUND FLOOR 38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 38.5 sq.m. (414 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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