



Highdown Avenue Poundbury, Dorchester, Dorset, DT1

Available late June for an initial 12-month tenancy. Long term let preferred. No pets due to restrictions of the head lease.

Spacious two-bedroom, first floor apartment conveniently situated close to Queen Mother Square and the Great Field.

Holding Deposit - £276
Security Deposit - £1384
Council Tax Band: C
EPC Band: C
No deposit option available

Rent: - £1200 per calendar month / £276 per week



Highdown Avenue, Poundbury, Dorchester,

Viewing strictly by appointment through Symonds
& Sampson Poundbury Lettings Office on 01305
251154

The Property

Available early September for an initial 12-month tenancy. Long term tenant preferred. No pets due to restrictions of the head lease.

Spacious two-bedroom, first floor apartment conveniently situated close to Queen Mother Square and the Great Field.

The accommodation is accessed on the ground floor with a communal entrance hallway with stairs and lift to the 1st floor.

The accommodation comprises of an entrance hallway with intercom entry system, storage cupboard and doors leading to all rooms. The sitting/dining room has an electric fire and two windows to the front of the property. The separate kitchen comprises of wall and floor mounted units with worktops over, fitted eye level electric double oven, gas hob, fridge/freezer and washing machine.

The accommodation also includes two double bedrooms with the principal bedroom benefitting from fitted wardrobes and a en-suite shower room. There is a further family bathroom with shower over the bath.

The property benefits from a single garage situated to the rear of the building.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage, mains Gas and mains Electric. There is limited mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

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Holding Deposit - £276

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Council Tax Band: C

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No deposit option via Reposit available

Situation

The property is conveniently situated on Highdown Avenue and within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, gallery, coffee houses, opticians, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and two cinemas.

It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads.

From our Poundbury office in Queen Mother Square proceed left out onto Peverell Avenue East. Passing the Dorchester Community Church, then take a right hand turn into Highdown Avenue, the apartment block will then be located on the left hand side.

Available for an initial term of 6/12 months

Utilities Mains electricity, gas, water and drainage.
Council Tax Band: (tbc) C

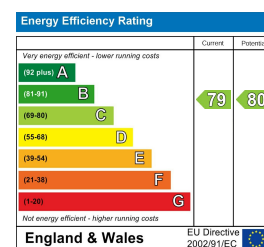
Restrictions No Smokers and no pets/pet considered at landlord discretion.

Holding Deposit £ Equivalent to 1 weeks rent to be paid to the Agent to hold the property whilst undertaking the referencing process.

Rent £ per month / £ per week

Deposit ££1,384 Equivalent to 5 weeks rent to be held under the terms of the Tenancy Deposit Scheme for the duration of the tenancy. Reposit, a deposit replacement product, is also available for non-refundable service charge equal to one weeks rent. Please contact the local office for further information or visit

<https://reposit.co.uk/tenants/>



EPC: C

England & Wales



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