



## Winslade Street, Poundbury, Dorchester, DT1 3UX



- Available mid-August for an initial 12 month tenancy
  - Central Poundbury location
  - No deposit option via Reposit available
- Parking for one car
- One double bedroom
- Close to amenities

£795 per calendar month / £183 per week



Available mid August for an initial 12 month tenancy. Preference for a long term let. Not suitable for children or pets.

Well presented ground floor apartment situated in a central location in Poundbury. The accommodation comprises entrance hall, inner hall with storage cupboards, double bedroom, shower room and open plan kitchen and sitting room. The kitchen has integrated oven, hob and fridge. In the sitting room there is a cupboard which has plumbing for a washing machine.

The property has one allocated parking space to the front of the property.

The property has Gas central heating. 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 Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £795 per calendar month / £183 per week  
Holding Deposit - £183  
Security Deposit - £917  
Council Tax Band: A  
EPC Band: C  
No deposit option via Reposit available

## SITUATION

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

Amenities include a Waitrose with plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

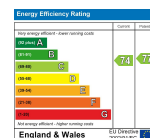
The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

## DIRECTIONS

///deodorant.direct.flock



POU/RT/25.07.24



01305 571277

poundbury@symondsandsampson.co.uk  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.