



3 Rook Court, 13a Castle Close, Dorchester, DT1 2FP

This well-presented, modern first-floor flat is ideally located within walking distance of both Poundbury and Dorchester town centre.



- Available immediately for an initial 12 month tenancy
 - Well presented accommodation
 - Communal garden

- Walking distance to Poundbury and Dorchester
 - Open plan kitchen/Living Room
 - One allocated parking space

£780 Per Calendar Month/ £180 Per Week

This well-presented, modern first-floor flat is ideally located within walking distance of both Poundbury and Dorchester town centre.

Accessed via a shared staircase, the accommodation comprises a spacious lounge/diner enjoying pleasant garden views, with a separate W/C leading off. The contemporary kitchen is fitted with a range of modern units and includes an integrated oven and induction hob with extractor. There is space for a fridge-freezer and plumbing for a washing machine.

The property features one double bedroom, complete with a stylish en-suite shower room.

Additional benefits include one allocated off-road parking space located at the front of the building, as well as a visitor parking space shared among all flats. Residents also have access to a well-maintained communal garden at the rear of the property.

The property has an gas central heating and the rent is exclusive of all utility bills.

For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk.

Rent: - £780.00 per calendar month / £180.00 per week
Holding Deposit - £180.00
Security Deposit - £900.00
Council Tax Band - A
EPC Band - D
No deposit option via Reposit available



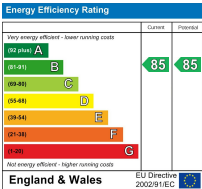
SITUATION
Rook Court is situated off Castle Close, Baynard's Road, within walking distance of both Poundbury and central Dorchester.

The property is situated in a convenient location near Pummery Square which provides easy access to the Poundbury Village Stores and a public house. The 1610 Dorchester Sports Centre is a stone's throw away from the property. Queen Mother Square is also within walking distance, which provides a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries and doctors' surgeries.

The county town of Dorchester has a great selection of both independent and national retailers, choice of cinemas and restaurants. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages.



From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the first exit to Bridport Road towards Dorchester Town. Continue down Bridport Road and go straight across at the next roundabout. Take the second right onto Damers Road and then the first right onto Windsor Road. Take the next right onto Cambridge Road and third left onto Baynard's Road. Castle Close is the first right off Baynard's Road and Rook Court can be found at the top left-hand corner of Castle Close at number 13a. Flats 1 and 2 are located at the back of the building and 3 and 4 are at the front by the parking. Parking is labelled 1-4 with a visitor space.



Poulets/ZB/21/05/2025



01305 251154

poulets@symondssandsampson.co.uk
Symonds & Sampson LLP
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.