



## 31, West Mills Road, Dorchester, DT1 1SP



3



1



2

- Available late June for an initial 12 month tenancy
  - Spacious accomodation
- Enclosed rear garden with additional storage

- Semi-detached
- Central Dorchester location
- Off street parking

£1,500 Per Calendar Month/£346 Per Week



Available late June and for initial 12 month tenancy.  
Preference for a long term tenant.

A spacious three bedroom semi-detached house located conveniently in central Dorchester. The downstairs accommodation is comprised of a living room with gas fireplace and sliding double doors that lead into the dining room. The dining room has glass doors that lead out into the conservatory and another door to the kitchen. The kitchen has a large mix of wall and floor mounted cupboards, a freestanding gas cooker, built in extractor fan, freestanding dishwasher, under counter fridge and a separate cupboard with a washer and tumble dryer. The conservatory has heating, a downstairs w/c and a large walk in pantry. There is also an electric shade cover over the conservatory.

On the first floor, there are two large double bedrooms that both have built in storage, one single bedroom without storage and a family bathroom with a shower over the bath. There is also an airing cupboard with a hot water tank.

The rear garden is fully enclosed and features a mixture of lawned area and herbaceous borders. There is also summer house, green house and a garden shed in the rear garden. The property has off road parking on the driveway for up to three garage.

There is gas central heating, mains water and electric. The property is unfurnished. The rent is exclusive of all other utility bills including Council Tax. There is limited mobile phone signal inside the property but likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,500.00 per calendar month / £346.00 per week  
Holding Deposit - £346.00  
Security Deposit - £1,730.00  
Council Tax Band - D  
EPC - D

SITUATION TEXT - DORCHESTER

The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

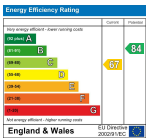
The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words: ///workbook.cautious.pursuing



PouLets/RT/14/05/2025



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.