



13, Winterborne Monkton, DT2 9PT



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- Available immediately for an initial 12 month tenancy
 - Off road parking
 - Surrounding views

- Countryside location
- Next to a working farm
- Three bedrooms

£1,300 Per Calendar Month

Available immediately for an initial 12 month tenancy.
One pet considered.

Three bedroom semi detached character cottage with garden and parking.

The property is ideally located on the outskirts of Dorchester and provides easy access to Dorchester, Weymouth and the A35 for access to Poole and Bournemouth.

The downstairs accommodation comprises large conservatory, shower room, living room with wood burner and storage cupboard and kitchen with space for an oven and one under counter appliance.

On the first floor there are three bedrooms, two of which are singles. Bedroom three has built in storage. There is also another bathroom on the first floor with a walk in shower.

There is a front and side garden, with off road parking for one car.

The rent is exclusive of all utility bills including Council Tax, Broadband and mains Electric. There are electric night storage heaters, and a private water and drainage supply, charged directly by the landlord. 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.

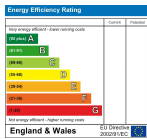
Rent: - £1,300.00 per calendar month / £300.00 per week
Holding Deposit - £300.00
Security Deposit - £1,500.00
Council Tax Band - B
EPC - TBC

SITUATION

Winterborne Monkton is a small quiet village just off the A354, only 1 mile from Dorchester. Dorchester offers a wide range of facilities including a main line train station with trains to Waterloo. The coast is approximately 8 miles away at Weymouth.

Weymouth benefits from a town centre, beaches and a wide range of amenities including Tesco Express, Public Houses, Butchers, Hairdressers, and food outlets. Weymouth is situated along the world heritage coastline and is a busy active seaside resort. The town provides an excellent range of shopping facilities as well as several cafes, bistros, and restaurants. The surrounding coastline offers the opportunity of enjoying several water sports and leisure pursuits.

What3words- ///officers.woof.seriously



Office/Neg/Date



01305 251154

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



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