



Monaveen House, Hamslade Street, Poundbury, DT1 3EZ



- Available from December for an initial 12 month tenancy
 - Spacious accommodation
 - Allocated parking for one car

- Two double bedrooms
- Well presented throughout
- Located close to local amenities

£1,250 Per Calendar Month / £276 Per Week

A light and spacious second floor apartment with allocated parking, situated near Queen Mother Square in Poundbury and within easy reach of local amenities.

Available from December for a 12 month tenancy. Preference for a longer term tenancy. Not suitable for pets due to head lease.

The accommodation is on the second floor and is accessed via a lift or stairs. The entrance hall leads into the open plan kitchen with integral double oven, hob with extractor over, washer/dryer and living room with dual aspect windows. There are two bedrooms, a large double with en-suite shower room and fitted wardrobes, a double bedroom with a freestanding wardrobe, family bathroom and hall storage cupboard.

The property has underfloor gas heating throughout, this is currently included in the rent. The rent is exclusive of all other utility bills including Council Tax, Broadband, mains electric and water. There is limited mobile signal and ultrafast Openreach Internet broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Disclaimer - Please note the photographs are from November 2024.

Rent: - £1,250 per calendar month / £288 per week
Holding Deposit - £288

Security Deposit - £1,400
DIRECTIONS:
Council Tax Band: D
//merge.deal.spaces
EPC: B



SITUATION TEXT - POUNDBURY

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 and the Damers First School. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

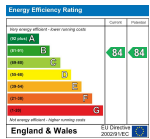
The property is well situated to Buttermarket Square with two café's, Buttermarket Stores & Post Office, hairdressers, gift shops and electric car charging points.

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. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardy School. 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

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PouLets/ZB/04.11.24



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