



The Rectory, West Road, Wareham



DETACHED, SPLIT LEVEL HOUSE, LOCATED
IN THE HIGHLY SOUGHT AFTER LOCATION
OF WEST LULWORTH

The Rectory West Road,
Wareham, BH20 5RY

PCM
£1,900 PCM


4


2


2

A large detached, split level house situated in Lulworth Cove; a highly sought after location along the Jurassic Coast. On the lower level, the accommodation provides a dining room, kitchen with utility room and living room with a cosy fireplace and French doors that lead out into a large garden with patio. The kitchen further benefits from white goods to include dishwasher, washing machine, tumble dryer and fridge/freezer. On the middle level, provided is a shower room and large office space and on the top level there are four light and spacious double bedrooms.

Features

- DETACHED, SPLIT LEVEL HOME
 - UTILITY ROOM WITH APPLIANCES
 - WALKING DISTANCE TO LULWORTH COVE
- NEW AIR SOURCE HEAT PUMPS
 - LARGE GARDEN
 - PETS CONSIDERED
- 4 DOUBLE BEDROOMS
 - GARAGE

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

EPC Rating

C (72)

Outgoings

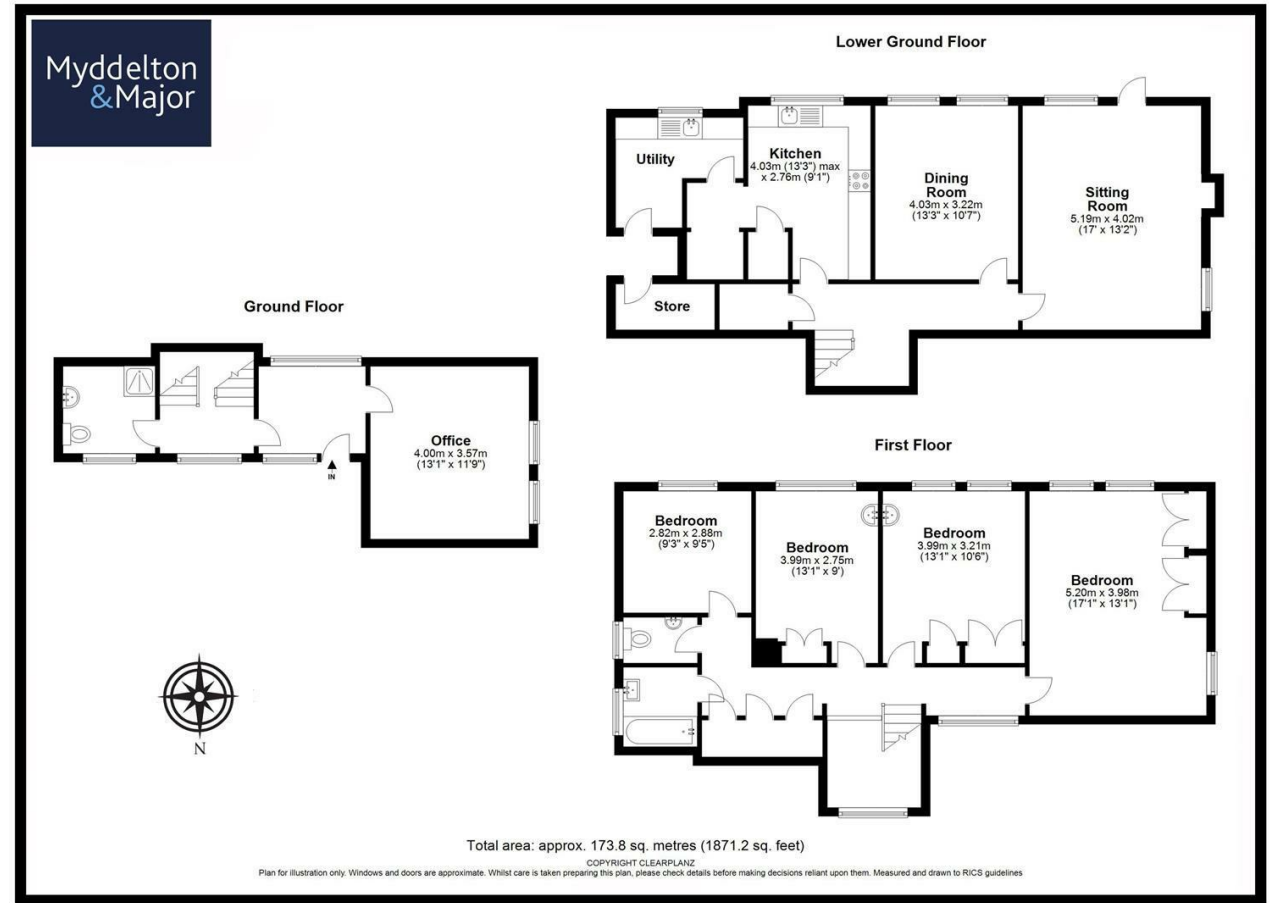
Council Tax: Dorset £4277.78
(2025/26) Band G

Size

1700.71 sq ft

The Rectory is situated close to the South West Coastal Path. Within a 10 minute walk from your doorstep you can find yourself at the infamous Lulworth Cove offering boutique shops and Cafes as well as spectacular views and walks along the Jurassic coast. The village of West Lulworth benefits from numerous amenities such as a junior school, village shop, Post Office and a couple of well regarded pubs. The Village of Wool is 5 miles away and the market town of Wareham is 10 miles away, both have mainline trains stations to London Waterloo.





Disclaimer Notice Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) 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 property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.