



FARMHOUSE, HIGHER YONDOVER FARM BRIDPORT, DT6 4NW

TO LET
£1500 PCM

A charming detached three/ four bedroom farmhouse in the sought-after village of Loders. Large garden with off-road parking for several cars. Pet Considered.

No Smoking. EPC: E (48) Council Tax Band: E





The property comprises of an entrance hall, study/ home office with storage cupboards, reception room one, reception room two with wood burning stove, utility/ boot room with plumbing for washing machine, cloakroom WC, bathroom with bath and a large kitchen/ dining room with integrated oven and ceramic hob. On the first floor there are three bedrooms, two of which are double size and one single size.

Note: The property is undergoing works to bathroom and the walk-in shower has been replaced with a bath with shower screen and wall mounted shower.

Outside the property has a large garden to the rear as well as a garden to the front and parking for several cars.

The village of Loders is an attractive historic settlement set in beautiful unspoilt countryside in West Dorset, situated just over two miles northeast of the market town of Bridport and 13 miles from Dorchester. The area is renowned for its exceptional countryside and designated as an Area of Outstanding Natural Beauty. The village has many local facilities including a primary school, church, local pub and a bustling village hall. The thriving market towns of Bridport and Dorchester provide an excellent array of shops, schools, restaurants and supermarkets. Dorchester has two main line railway stations to London Waterloo. The village also enjoys close proximity to the Jurassic Coastline at West Bay and Burton Bradstock, both of which have glorious beaches and access to the South West Coast Path.

Approximate room measurements

Study 2.99m x 1.62m
 Reception Room One/ Possible Bedroom Four 4.60m x 3.63m
 Reception Room Two 4.62m x 3.56m
 Kitchen/ Dining Room 4.49m x 3.68m
 Bathroom 2.35m x 1.70m
 Bedroom One 4.62m x 2.90m
 Bedroom Two 4.62m x 2.79m

Bedroom Three 3.43m x 1.91m

SERVICES

Electricity and mains water & waste. (Water Included)

COUNCIL AUTHORITY

West Dorset District Council.

Council Tax Band: E

Energy Performance E (48)

RENT £1500.00 Per calendar month

£346.15 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

Total fees

£1500.00 Rent in Advance

£1730.76 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWING Strictly By Appointment



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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