



Pinewood Cottages, Heathgreen Road, Studland BH19 3BY

£1,595 Per Calendar Month

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



This delightful character cottage offers a rare opportunity to experience coastal living in the sought-after Studland village.

Set at the edge of the village and adjoining open heathland to the rear, you are set in a quiet position yet are just a short walk from the much loved sandy beaches of Studland. Various facilities are nearby including a handy village store, bus stop, The Bankes Arms public house and the highly acclaimed Pig on the Beach restaurant. The shops, restaurants, facilities and heritage railway line of Swanage town centre are also a short drive or bus trip away, as is the popular Sandbanks peninsula via the nearby chain ferry.

The spacious kitchen/dining room has an array of base and eye level units and comes complete with an electric cooker. There is also a separate generously sized living room to the front aspect of the property and the bathroom is also situated on the ground floor of the property to the rear. Stairs rise to the first floor landing where three bedrooms are found, each with stripped wood flooring and high ceilings, adding to the feeling of light and space. Character fireplace surrounds are also found to bedrooms 1 and 2, both of which are double rooms. Bedroom 3 would provide an ideal space for those looking to study or work from home.

The property further benefits from modern electric heating and UPVC double glazing. A private off road parking area is situated in front of the property and further unrestricted parking is also available nearby. A fully enclosed lawned garden is situated in front of the parking area, plus there is a further fully enclosed hardstanding yard to the rear.

The property is available to let now on a long term, unfurnished basis. Pets are considered at the landlord's discretion.

KEY FEATURES

- Rare Opportunity in Studland Village
 - Delightful Character Cottage
 - Three First Floor Bedrooms
- Spacious Kitchen/Dining Room & Separate Living Room
 - Private Enclosed Lawned Garden & Yard
 - Private Off Road Parking
 - Short Walk to Studland Village & Beach
 - Pets Considered
 - Unfurnished
- Available Now on a Long Term Basis

ADDITIONAL INFORMATION

Availability: Available now

Rent: £1,595 per calendar month

Deposit: £1,595

Council Tax: Band D (Dorset Council)

Energy Performance Rating: Band E (41)

Pets: Considered at the landlord's discretion





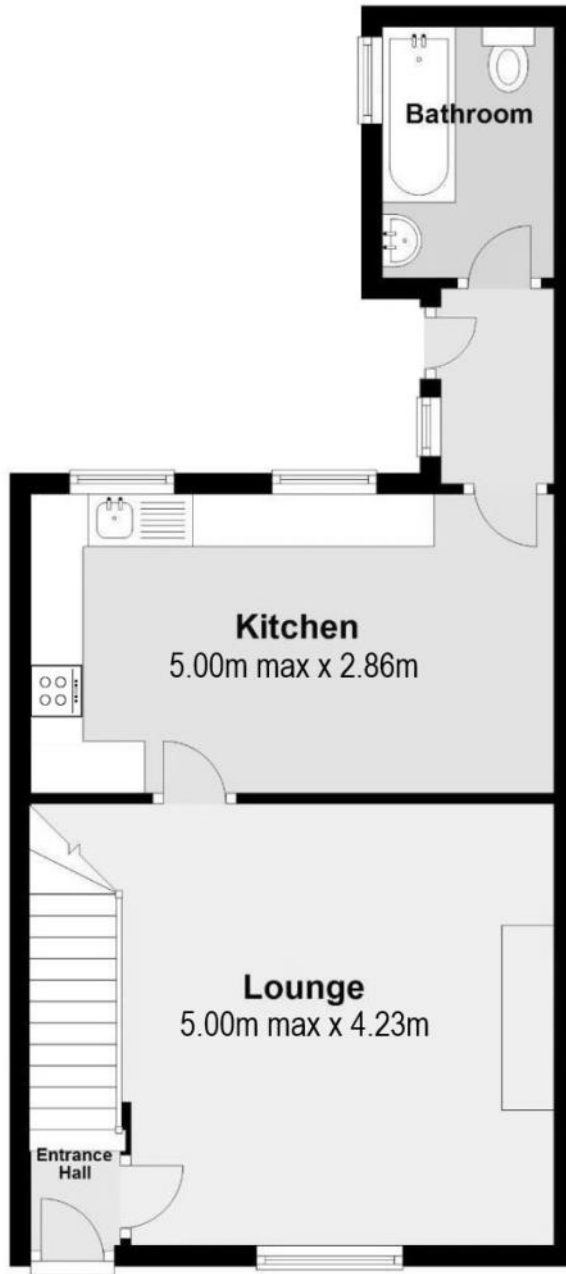




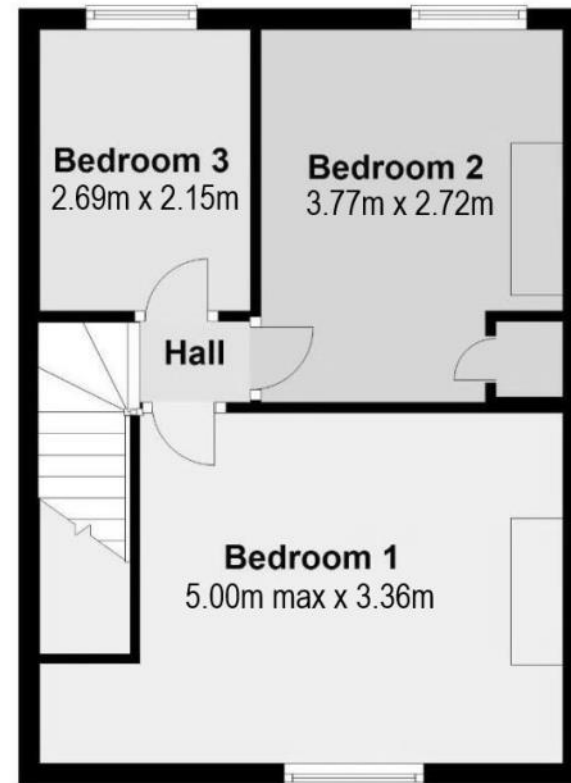




FLOORPLAN



Ground Floor



First Floor

All measurements are approximate and for display purposes only









Viewing by Appointment Through the Landlord's Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	80
England, Scotland & Wales EU Directive 2002/91/EC		

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.