



Butt Farm Close

Winterbourne Abbas Dorchester, DT2 9SU



£1,400 PCM



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Winterbourne Abbas Dorchester,
DT2 9SU

- Semi-Detached House
- Three Bedrooms
- Driveway
- Garage
- Short Drive to Dorchester
- Village Amenities
- Nearby Country Walks
- Local Schools
- Generous Garden
- EPC = D





AVAILABLE FOR LONG TERM LET!

Located in the CHARMING village of Winterbourne Abbas, this well-presented THREE bedroom SEMI-DETACHED home offers comfortable and versatile living in a peaceful countryside setting.



The property features a spacious driveway providing ample off-road parking, along with a private garage for additional storage or vehicle use. Inside, the accommodation includes a bright and airy living room, a modern kitchen, dining room, conservatory and three good-sized bedrooms, ideal for families or those seeking extra space for a home office or guest

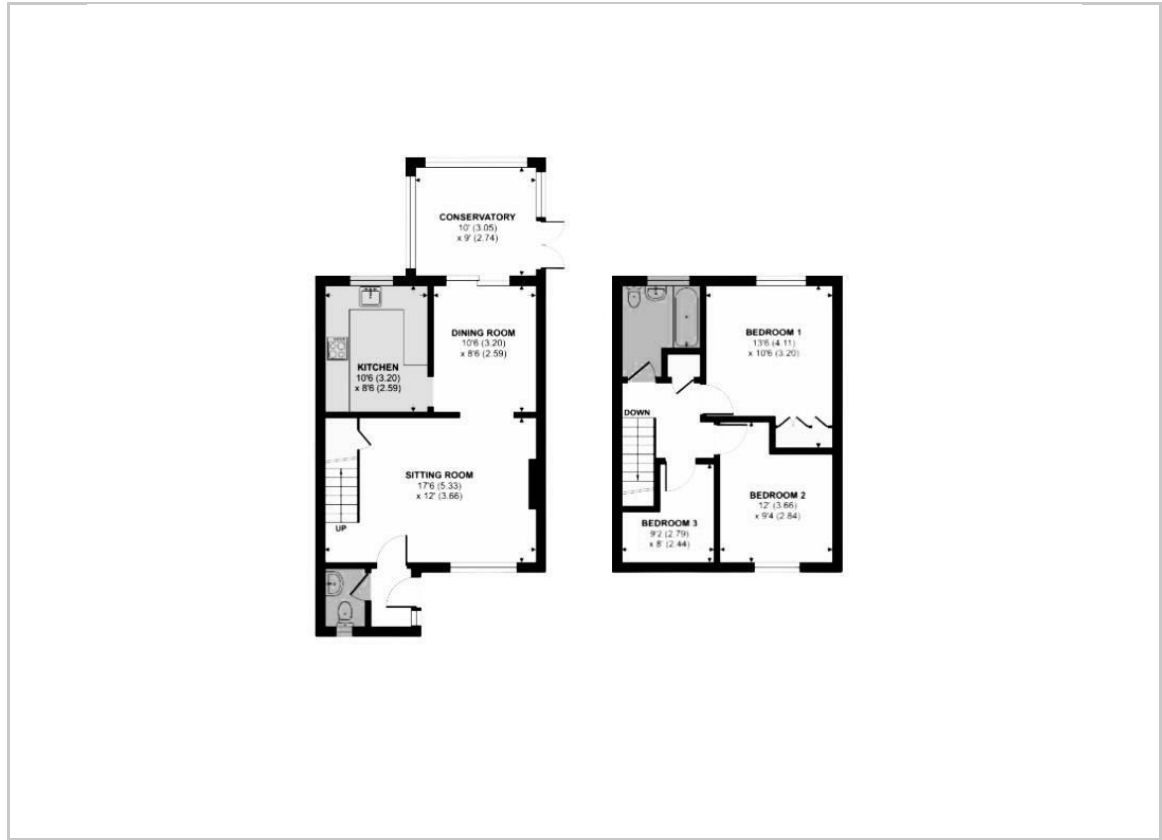


room. The kitchen benefits from integrated cooker, hob, fridge and dishwasher. There is an outside store providing the ideal space for a freezer. The tiered garden is mostly laid to lawn with a side gate providing access to the garage.

Set within easy reach of local amenities, scenic countryside walks, and with excellent road links to Dorchester and Bridport, this home combines rural tranquillity with convenience.

Perfect for families, couples, this delightful property is ready to move in for November and enjoy.





Kitchen
10'7" x 8'3" (3.23 x 2.54)

Dining Room
10'5" x 8'6" (3.19 x 2.60)

Lounge
17'7" max x 12'1" (5.37 max x 3.69)

Bedroom One
11'4" x 10'4" (3.46 x 3.16)

Bedroom Two
12'3" max x 9'0" (3.74 max x 2.76)

Bedroom Three
9'2" max x 7'10" (2.80 max x 2.39)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC