



Primrose Cottage, Dinnington, Hinton St. George, Somerset, TA17

A four bedroom semi detached property in a pleasant village location.



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- Recently decorated throughout
- Woodburner in reception room
- Conservatory overlooking garden

- New carpets to first floor
 - Electric heating
 - Double garage

£1,300 Per Month

Available December 2024 for an initial 12 month tenancy, although a long term tenant is preferable.

The property is approached via its own driveway leading to double garage, with off road parking for several cars. To the rear is a large area of lawn. Gravel to the front and driveway.

The rent is exclusive of all utility bills including council tax, mains water and drainage and mains electric. As stated on the Ofcom website Indoor mobile signal with EE & Three is limited. Outdoor mobile signal with EE, Three O2 & Vodafone is likely.
Internet -Standard download 2 Mbps Upload 1 Mbps You may be able to obtain broadband service from EE Fixed Wireless Access covering your area.
There is a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website

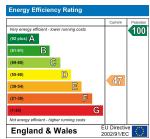
Rent: - £1300 per calendar month / £300 per week
Holding Deposit - £300
Security Deposit - £1500
No Deposit through Reposit
Council Tax Band – C
EPC - E

SITUATION

Dinnington is a small village in the county of Somerset, situated 4 miles north of Crewkerne and 13 miles South of Yeovil in the South Somerset district. Only 17 miles from the Dorset coast.
The property is located close to The Dinnington Docks public house.

DIRECTIONS

what3words:///sandpaper.ulterior.bared



Office/Neg/Date



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