



Instinct Guides You



## Cattistock, Dorchester £1,400 PCM

- Bounded by Countryside
- Quintessential Dorset Village
- Well Presented Throughout
- Long Term Let
- Council Tax Band C
- Modern Three Bedroom Property
- Large Open Plan Living
- Garage and Parking Space
- Outskirts of Village
- EPC = E



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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\*\* Please See Application Process\*\*

'Melvelawns', a bespoke home in an elevated position abutting fields on the edge of Cattistock with views over the village capturing wonderful surrounding countryside. Cattistock, a highly prized quintessential Dorset village approximately 10 miles North West of The County town Dorchester, served with a public house, church, village hall with WI, small shop with post office; train travel serving Bristol and Weymouth 2miles away at Maiden Newton with links to London. The recent conversation of this semi detached property offers diverse accommodation and sits at the far end of the grounds. Self contained, with a modern living style is welcomed from the large porch into the large lounge diner with wood burner, multi aspect views with full height bifold doors letting the light and countryside in. Open living flows to the generous kitchen breakfast room with a box bay window looking down onto the lawns. A bedroom with access to the garden, with en suite, is off the lounge as are the open stairs that lead to the upper floor. Outstanding views from the dormer window of the principle bedroom; roof window of the attic room/bedroom; and a view from the bathroom, if you open the window!

A central Island wood top kitchen is being fitted with cooker and hob in the central Island. spaces for undercounter fridge, washing machine and dish washer.

Large garages with parking space in front.

Bills are additional and are to be paid to the landlord on a monthly basis. Costings for this come to £255.74.

Water, Council Tax, electric & Broadband

EPC - E  
Council Tax - C (Shared with the neighbouring property)

## Room Dimensions

- New Chalet**
- Entrance Porch**
- Lounge Diner**
- Kitchen Breakfast Room**
- Bedroom**
- En-Suite**
- Bedroom 1st Floor**
- Bathroom 1st Floor**
- Attic Bedroom**
- Large Garage- Parking space in front**

**Services**  
Oil Fired Heating for bungalow. Water shared, electric shared,. Mains sewage shared. Easy provision to separate electrics. Chalet has electric heaters.

**Council Tax**  
shared

**Application Process**  
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[wilsonominey.co.uk/application](http://wilsonominey.co.uk/application)



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.