

Symonds  
& Sampson

# Church Cottages

Daggons Road, Alderholt, Dorset



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Daggons Road  
Alderholt  
Dorset SP6 3DW

An immaculate and charming three-bedroom semi-detached cottage situated on the outskirts of the popular village of Alderholt.



- Unfurnished
- Long term let
- Available immediately
- Charming character cottage
- Conveniently located for the A338
- Far reaching countryside views

£1,595 Per Month

Blandford Lettings  
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## THE PROPERTY

An immaculate and charming three-bedroom semi-detached cottage situated on the outskirts of the popular village of Alderholt.

Available immediately with preference to a longer term let. Pets considered at the Landlord's discretion.

Church Cottage has recently been renovated to a high specification throughout including a new kitchen, carpets, decoration and benefits from double glazing. The property is of brick build with a tile roof and offers spacious accommodation arranged over two floors. The downstairs comprises of an open plan kitchen/living room with wood burning stove, cloakroom, airing cupboard storage and rear porch with plumbing for a washing machine. Upstairs, there are three bedrooms (two doubles and one single) with traditional feature fireplaces and the family bathroom.

The property includes a large enclosed rear garden mainly laid to lawn with mature shrubs and far-reaching countryside views. There is a useful brick outbuilding and patio area for seating. Off road parking is available for more than one vehicle.

Rent - £1595 per month / £368 per week  
Holding Deposit - £368  
Security Deposit - £1840  
Council Tax Band - D (Dorset Council)  
EPC Band - D



## SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, mains water, private drainage via a septic tank (tenant responsible for emptying and the cost is split 50/50 with the next door neighbour) and oil (for central heating). As stated on the Ofcom website, indoor mobile signal is likely/limited depending on provider, outdoor mobile signal is likely, and ultrafast broadband is provided to the property. There is a very low risk of flooding from surface water and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property will be let unfurnished.

## SITUATION

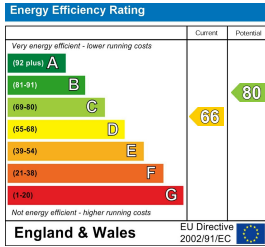
The property is situated on the outskirts of the popular village of Alderholt and within easy reach of the riverside town of Fordingbridge. The surrounding countryside is renowned for its excellent walking and riding, with a number of well-established pubs and the coast within easy reach. There is an abundance of wildlife which can be spotted from the property and access to the A338 is close by.

## DIRECTIONS

What3words///passively.badge.similar

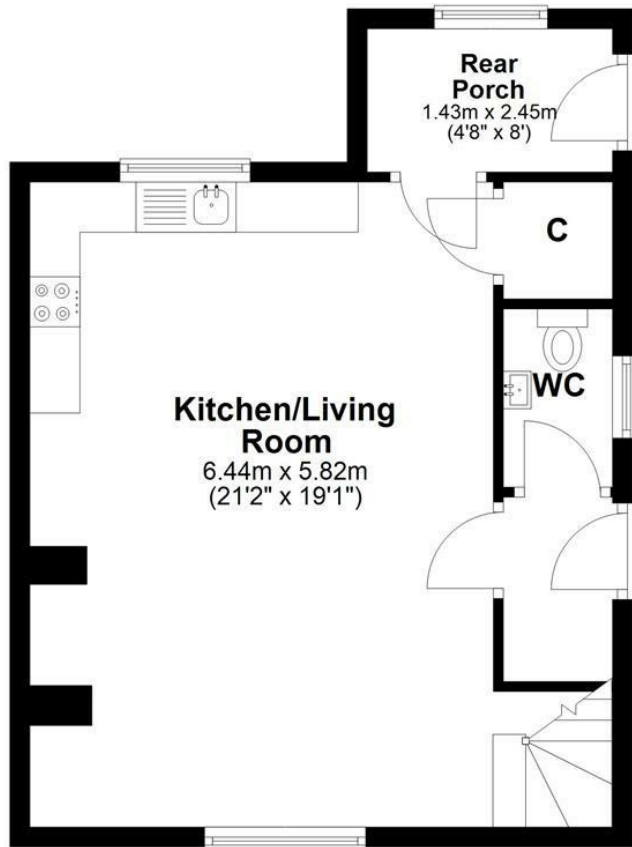
Leave Cranborne on the B3078 Cranborne road heading towards Alderholt and you will find the property on the left hand side just before St James Church.





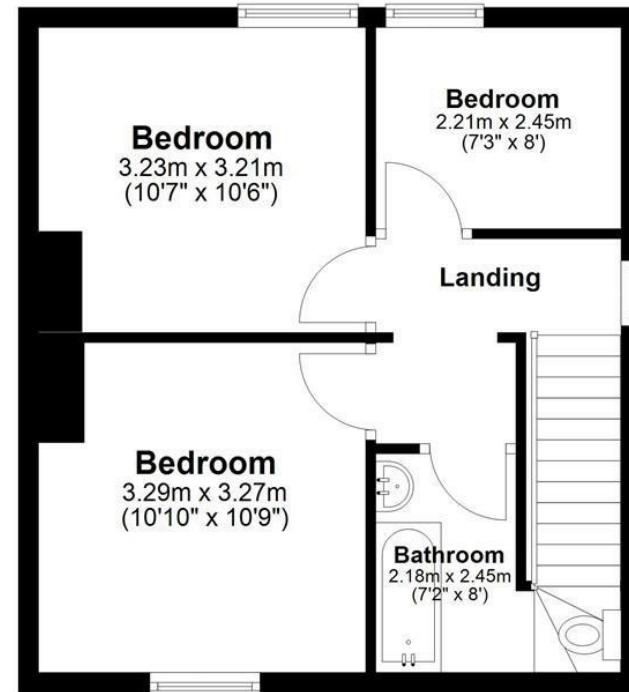
## Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

Blandford/LM/June25



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