



## 37, St James, Beaminster, Dorset, DT8 3PW



- Unfurnished
- Available immediately
- Off road parking

- Long term let
- One bedroom
- Large garden

£895 Per Calendar Month/£206 Per week

A well presented one bedroom semi-detached house located in a cul-de-sac on the outskirts of the Beaminster town.

Available immediately for an initial 12 month tenancy.

Comprising entrance porch, sitting room, kitchen/breakfast and bathroom. Good sized enclosed garden and off road parking for two cars.

A particular feature of the property is the good sized enclosed rear garden, which is mainly laid to lawn with established shrub and flower borders. Patio doors from the kitchen lead to a raised patio area.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains electric, water and gas. Heating is gas central heating. There is good mobile phone signal and Ultrafast broadband can be provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £895.00 per calendar month / £206.00 per week

Holding Deposit - £206.00

Security Deposit £1,032.00

Council Tax Band - A

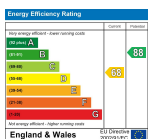
EPC Band - D

## SITUATION

A well presented on bedroom semi-detached house situated in a cul-de-sac on the outskirts of the town. The property benefits from modern kitchen and bathroom fittings, neutral decor, double glazing and gas central heating.

Beaminster has many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. For a range of multiple stores one needs to visit Bridport (six miles), Dorchester (seventeen miles), or Yeovil (fifteen miles).

What3words- ///dock.rank.improvise



BridLets/RT/19.11.25



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