



Corscombe, Dorchester, Dorset, DT2 0NP

£1800 per calendar month / £415 per week

A recently renovated, detached three-bedroom house situated in the idyllic countryside of West Dorset offering flexible, spacious accommodation.

**Symonds
& Sampson**

Magna Carta Cottage, Corscombe, Dorchester, Dorset, DT2 0NP

Accommodation
Please see floorplan

Viewing strictly by appointment
Symonds & Sampson
01305 571277





The Property

A recently renovated, detached three-bedroom house situated in the idyllic countryside of West Dorset.

The spacious family sized accommodation comprises of a large entrance hall, dual aspect sitting room with log burner, kitchen/dining room with range master cooker, ample wall and floor mounted storage units and separate pantry. The ground floor also boasts a shower room and separate utility room with washing machine and fitted storage units. Part way upstairs is a useful cloakroom. On the first floor there are three spacious double bedrooms, two with built in storage. A further family bathroom with bath, wash basin and toilet complete the first floor.

The garden surrounds the cottage, providing ample outside space with lawn, established trees and shrubbery. The property has its own private driveway, tarmac parking area and garage. Attached to the property there are two further storage rooms, perfect for workshop spaces, and a third separate outbuilding is located to the rear of the storage rooms.

The property has underfloor oil heating. The landlord will invoice the tenant directly for private water and drainage annually. The rent is exclusive of all other utility bills including Council Tax, Broadband, mains electric and oil. There is limited mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Situation

The property is situated in a rural situation outside the small village of Corscombe with views over surrounding countryside. The village of Maiden Newton is 6.5 miles from the property and has a good range of local amenities such as including shops, first school, garage, doctors surgery, railway station. The town of Beaminster is 3.6 miles from the property and has a thriving community with a good selection of shops, restaurants and pubs, many of which are clustered around the town Square.

The larger towns of Bridport, Dorchester and Yeovil are within reach and the towns of Dorchester and Crewkerne have main line railway services to London Waterloo. The surrounding countryside, and nearby coast offer excellent walking.

Directions

From Monkey's Jump Roundabout take the A37 heading towards Yeovil. Take the first exit at the next roundabout, continuing on the A37. Follow the A35 through Grimstone and take the left hand turning sign posted to Maiden Newton, A356. Follow through Maiden Newton and continue out of the town on the A356. Continue through Ramisham Down and past Rampisham Garage. Go straight on for just under 2 miles and then take the right hand turn after Catsley Lane. The property's driveway can be found on the first left hand turning on the lane.

whatthreewords: ///recording.piled.fells

Availability

Available immediately for an initial 12-month tenancy.

Council Tax Band - E

Restrictions - No Smokers. No Cats.

Holding Deposit - £415 - Equivalent to 1 weeks rent to be paid to the Agent to hold the property whilst undertaking the referencing process.

Rent - £1,800 per calendar month / £415 per week

Deposit - £2,076 - Equivalent to 5 weeks rent to be held under the terms of the Tenancy Deposit Scheme for the duration of the tenancy.

Corscombe, Dorchester

Approximate Area = 1609 sq ft / 149.5 sq m

Garage = 238 sq ft / 22.1 sq m

Outbuildings = 379 sq ft / 35.2 sq m

Total = 2226 sq ft / 206.8 sq m

For identification only - Not to scale



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	87
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1135885



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