



## Bridge Cottages 38 Cattistock Road, Maiden Newton, Dorchester, DT2 0AG



- Available mid-October for an initial 12-month tenancy
  - Walking distance to local amenities
  - Allocated parking
- Modern two-bedroom cottage
  - Enclosed rear garden
  - Pet considered

Rent: - £900 per calendar month / £207 per week



Available mid-October for initial 12-month tenancy. Preference for a longer-term tenancy. One pet considered at the landlords discretion.

A modern two-bedroom cottage built in a traditional style located on the outskirts of Maiden Newton, within walking distance of local amenities.

The accommodation comprises of a sitting room with under stairs cupboard, kitchen diner with floor and wall mounted cupboards, space for appliances, and a door to the rear garden. On the first floor there are two double bedrooms and a bathroom with shower over the bath.

The rear garden is fully enclosed with a patio area and shed and steps leading to a raised lawn. The property benefits from two parking spaces.

The property has electric storage heaters. The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and drainage and mains Electric. There is limited mobile signal and superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £900 per calendar month / £207 per week

Holding Deposit - £207

Security Deposit - £1,038

Council Tax Band - C

EPC - D

## SITUATION

Maiden Newton is a bustling village with an excellent range of local services including a restaurant, public house garage/convenience store, shops including an ironmongers, a doctor's surgery, a primary school, a church and a railway station on the Dorchester/Yeovil to Bristol line.

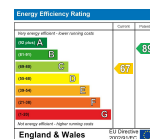
The beautiful surrounding countryside is well interspersed with footpaths and bridleways, giving access to many areas of outstanding beauty.

The County town of Dorchester is a short drive away and provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

## DIRECTIONS

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PouLets/ISB/16.09.24



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