



47 Herrison House, Hawthorn Road, Charlton Down, Dorchester, Dorset, DT2 9XA

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- Available immediacy for an initial 12-month tenancy
 - High ceilings and large sash windows
 - Allocated parking
- Character features
- Spacious accommodation
- Communal Gardens

£1,050 Per Calendar Month / £242 Per Week

Available immediately for an initial 12-month tenancy, with preference for a long-term tenant. Pet considered at landlords' discretion.

A spacious duplex apartment forming part of this Grade II Victorian conversion, with access to the communal gardens and allocated parking.

The property is accessed via a communal entrance and covers the ground and first floor of this building. The accommodation comprises of entrance hall, open plan sitting room/dining room, separate kitchen with oven and hob and space for a plumbed in appliance. There is a toilet on the ground floor. On the first floor there are two double bedrooms, one with built in storage, and recently renovated bathroom with over bath shower. The property boasts period features including high ceilings and large sash windows.

Outside the property benefits from allocated parking and access to the communal gardens which are well kept with a variety of established trees, a garden pond, a small timber-built pavilion, and tennis courts that can be used for a small fee.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage, mains Gas and mains Electric. There is limited mobile signal indoor and likely outdoor and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £1,050 per calendar month / £242 per week
Holding Deposit - £242
Security Deposit - £1,211
Council Tax Band: D
EPC Band: E
No deposit option via Reposit available



SITUATION

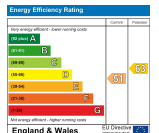
Charlton Down is about four miles north of the County Town of Dorchester, set in open countryside. It was created as a new village in 1997 and the three, late, Victorian, Grade II listed, hospital buildings were converted into apartments which then became Redwood House, Greenwood House and Herrison House. Unlike most villages, Charlton Down is a cul-de-sac and therefore does not have to contend with any through traffic. It also benefits from a shop, a village hall, health club and cricket pitch.

The nearby County town of Dorchester 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/ZB 04.10.24



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