

Symonds
& Sampson



1 The Green

Litton Cheney, Dorchester, Dorset

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Litton Cheney
Dorchester
Dorset DT2 9AW



- Available from mid-October for an initial 12 month tenancy
- Beautifully presented character cottage
 - Spacious accommodation
 - Village location
- Large garden and off road parking
 - Garage

£1,600 per calendar month / £369 per week

Dorchester Lettings
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Available mid-October for an initial 12 month tenancy. Pet considered at the landlords discretion.

A beautifully presented three bedroom character cottage situated in the heart of the village.

The spacious accommodation retains the character features which have been sympathetically combined with modern fixtures and fittings to create a comfortable and well proportioned home.

The accommodation comprises entrance hall, sitting room with wood burning stove, kitchen breakfast room with integrated appliances, utility and cloakroom. On the first floor there are three bedrooms with the master having an en-suite shower room and a family bathroom with shower and bath.

To the rear of the cottage is an enclosed garden with patio area leading to a large area of lawn. Off road parking is available to the front of the property and garage to the rear.

The property has air source heat pump heating. The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, Broadband and mains Electric. There is mobile signal and Superfast Broadband available at the property. There is no recorded flood risk at the property.

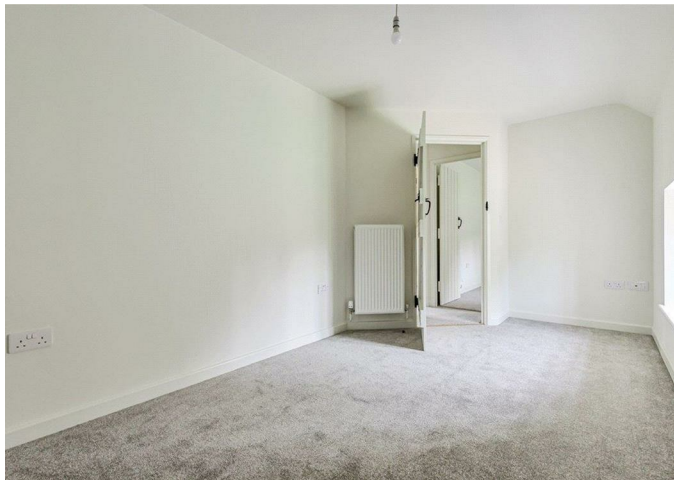
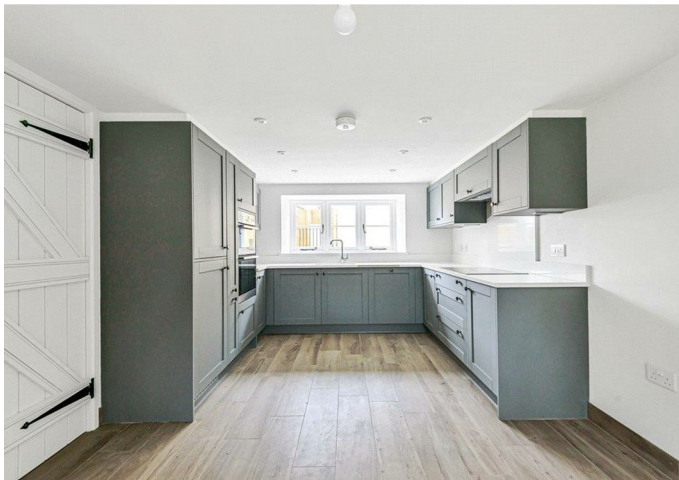
Rent: - £1,600 per calendar month / £369 per week
Holding Deposit - £369
Security Deposit - £1,846
Council Tax Band - C
EPC - C

SITUATION

Litton Cheney is situated in the sought-after Bride Valley, and has an active community with public house, village hall, excellent primary school and church. There are plenty of footpaths leading to Puncknowle, Long Bredy etc. The village is in the West Dorset AONB and there are views all around towards the sea at Burton Bradstock, which is about 10 minutes away by car. Bridport is 7 miles away and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester is 11 miles to the East, with a further selection of shops and amenities.

DIRECTIONS

///dweller.pointed.handyman



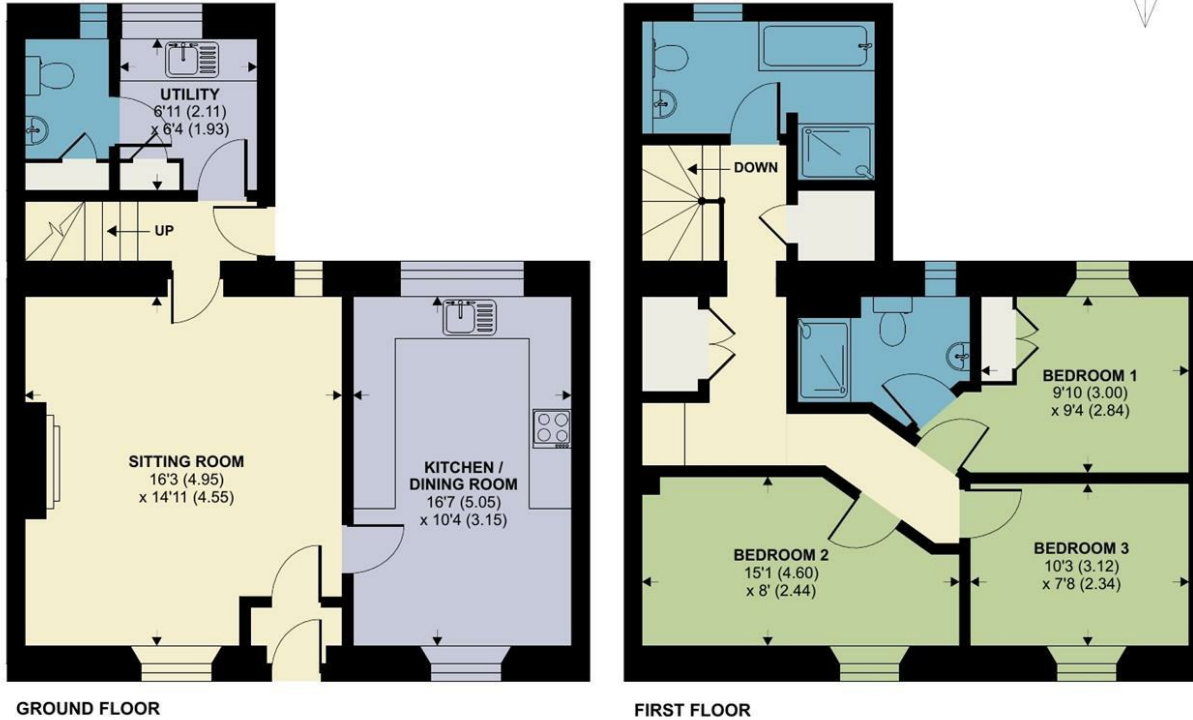
Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A	77	86
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Worst energy efficient - highest running costs	G		

England & Wales
EU Directive
2002/91/EC

Litton Cheney, Dorchester

Approximate Area = 1129 sq ft / 104.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 917943



PouLets/ISB/27.09.24



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