



Unit 2 Cheverals Place, 52 Dorchester Road, Maiden Newton,



- Available immediately for an initial 12 month tenancy
 - Open plan living space
 - Allocated parking
- Rent: - £850 per calendar month / 196 per week
- Security Deposit - £980

- Ground floor apartment
 - Two bedrooms
 - EPC - D
- Holding Deposit - £196
- Council Tax Band - B

£850 Per Calendar Month

Available in March for an initial 12-month tenancy.

The apartment benefits from a high finish throughout and allocated parking as well as being within walking distance of the village pub, amenities and the beautiful surrounding countryside.

The property is a light and airy ground floor apartment with two bedrooms and an open plan living space.

The open plan living area is a generous size with two front aspect windows allowing plenty of natural light to fill the room. The kitchen is arranged to the far end of the room which has a range of floor and wall mounted units with space and plumbing for white goods and a storage cupboard.

There are two bedrooms and a shower room with white suite comprising; shower cubicle, pedestal hand wash basin, w/c and a heated towel rail.

The property has electric heating, and the rent is exclusive of all utility bills.

For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk.

Rent: - £850.00 per calendar month / £196.00 per week
Holding Deposit - £196.00
Security Deposit - £980.00
Council Tax: Band B
EPC Rating: Band D

No deposit option via Reposit available
The Landlord's preference is no pets.

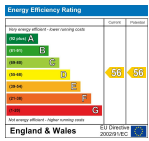
SITUATION

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 major centres of Dorchester, Bridport, Yeovil and Sherborne are all readily accessible.

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

The area is also renowned for schooling. State schools include the Primary school in the village and secondary school in Beaminster. Preparatory schools include Sunninghill, Perrott Hill, Leweston and Sherborne. Public schools include Sherborne (boys & girls), Leweston (girls), Canford, Clayesmore, Milton Abbey and Bryanston.

///pipe.straddled.beaks



Office/Neg/Date



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendor shall not be required to define any such rights, privileges or advantages.