



13

Kingsbere Crescent, Dorchester,



# 13

Kingsbere Crescent  
Dorchester  
DT1 2DY

This spacious well presented detached house is located in Dorchester's most popular area of Manor Park, just a short distance from the town centre, with easy access to mainline train station to London Waterloo and falls within excellent school catchment areas.



- Available early April for an initial 12 month tenancy
  - Preference for a long term tenant
- Four double bedrooms and en-suite in Master
  - One pet considered
  - Offered part-furnished

£2,200 Per Calendar Month/£507 Per Week

Dorchester Lettings  
01305571277  
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## THE PROPERTY

Available early April for an initial 12 month tenancy.  
Preference for a long term tenant

This detached house is located in Dorchester's most popular area of Manor Park, just a short distance from the town centre, with easy access to mainline train station to London Waterloo and falls within excellent school catchment areas. The house offers spacious and flexible accommodation and features modern conveniences to provide a comfortable family home.

The accommodation comprises of a large entrance hallway with under stairs storage and access to an office/study. The living room/snug can be accessed from the hallway or kitchen and has a wood burning stove and double French doors to the garden. The kitchen/diner has a built in double oven with extractor, space for a dishwasher and a larder cupboard. A sliding door allows access to the living/dining room. Off the kitchen is a large conservatory, utility room, cloakroom and another office/playroom with sliding doors to the front of the property.

On the first floor the master bedroom has built in wardrobes and an en-suite with shower over bath. Bedrooms two, three and four are all doubles. There is also a family shower room.

The rear garden has a large patio area with steps rising to a further lawned area boarded by established hedges. At the front of the property is a large driveway providing ample off road parking.

The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, mains Gas (gas central heating) and mains Electric.

For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk. The property will be partially furnished.

Rent - £2,200.00 per calendar month / £507.00 per week  
Holding Deposit - £507.00  
Security Deposit - £2538.00  
Council Tax Band - F  
EPC - D  
No deposit option available via Reposit

## SITUATION

The County town 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.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

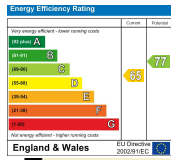
Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively.

## DIRECTIONS

From the Poundbury office, head right on Peverell Avenue East and take the 3rd exit at the roundabout. At the next roundabout take the 1st exit on to the A35 then take the 1st exit at Stadium roundabout onto Weymouth Road (B3147). Go straight across the mini roundabout by Tesco and continue up Weymouth Road until you reach the traffic lights. Turn right past the lights down Maumbury Road then



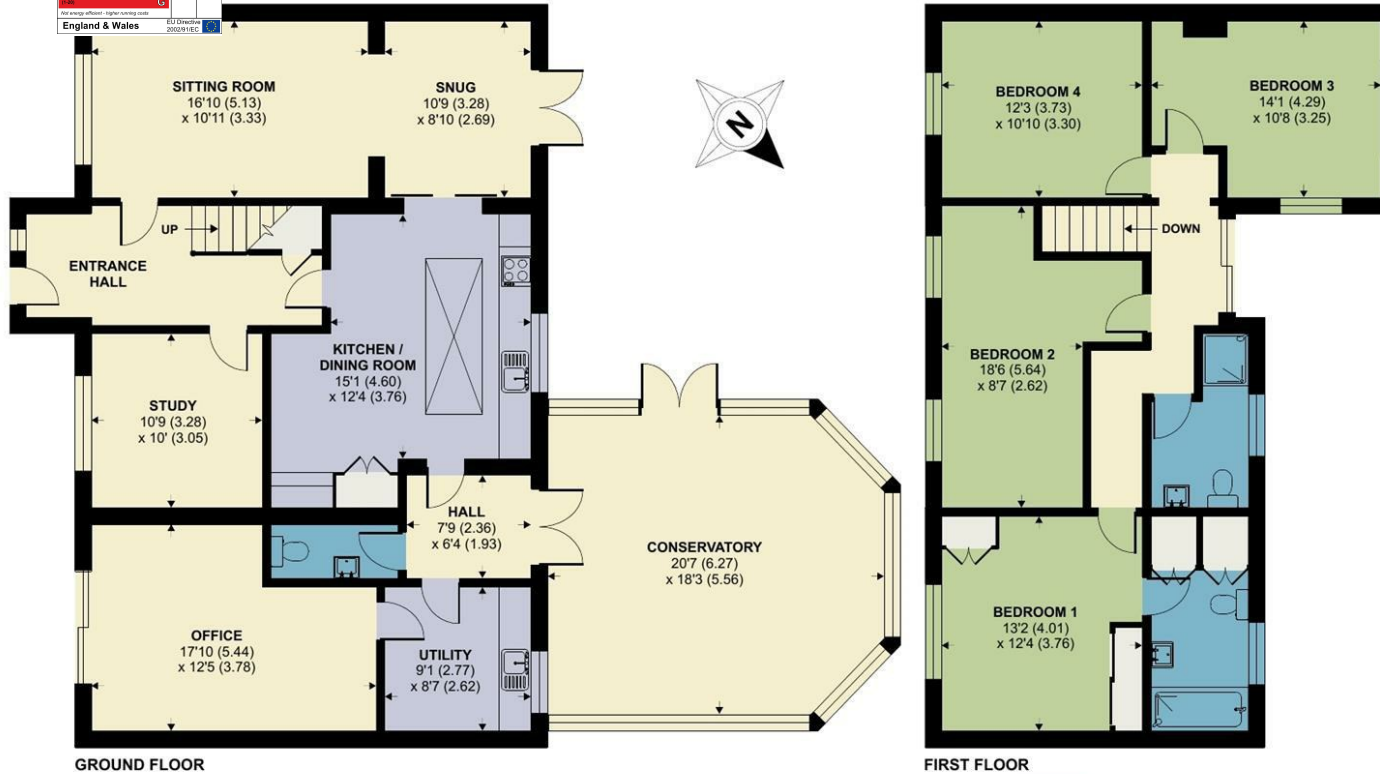




# Kingsbere Crescent, Dorchester

Approximate Area = 2468 sq ft / 229.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1076723



PouLets/ZB/24/03/2025



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