



Wynford Eagle, Dorchester

A charming three-bedroom end of terrace cottage situated in the idyllic rural hamlet of Wynford Eagle and centrally located for Dorchester, Bridport and the coast.



- Available end of April 2025
- Comfortable accommodation including study/nursery
- Spacious gardens, laid mainly to lawn

- Three bedroomed semi-detached cottage
 - Living room with wood burner
 - Parking and carport for two cars

£1,500 per calendar month/ £346.00 per week

Available immediately for an initial 12-month tenancy, long term tenant preferred. One small pet considered.

A charming three-bedroom end of terrace cottage situated in the idyllic rural hamlet of Wynford Eagle and centrally located for Dorchester, Bridport and the coast.

The property offers spacious accommodation comprising entrance hall, sitting room with wood burner, large kitchen diner with oven, hob and feature fireplace, ground floor shower room, utility room and boot room. On the first floor there are three double bedrooms and a study/nursery, all of which are serviced by a family bathroom.

To the front of the property is a good-sized enclosed garden with large lawn area surrounded by established shrubs and flower borders.

There is also another enclosed garden to the rear. To the side of the property is a car port with two lockable sheds and one open shed.

The property has oil central heating. The rent is exclusive of all utility bills including Council Tax, broadband, oil and mains Electric. The water is through a private supply and the cost is inclusive of the rent. The sewerage will be charged separately by the landlord.

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: - £1500.00 per calendar month / £346.00 per week

Holding Deposit - £346.00

Security Deposit - £1,730.00

Council Tax Band - D
<http://proclaims.flickr.tricycle>
 EPC - E

SITUATION

The property is situated in a rural situation in this pretty hamlet with countryside views over the valley. The village of Maiden Newton is close by which has a good range of local amenities such as including shops, first school, garage, doctors surgery, railway station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PouLets/ AC/ 17/04/2025



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