



## Rose Cottage, Wynford Eagle, Dorchester, DT2 0EX



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- Available late July for an initial 12 month tenancy
  - Rural location
  - Enclosed rear garden

- Detached cottage
- Four double bedrooms
- Off road parking

£1,400 Per Calendar Month



Available late June for an initial 12 month tenancy.  
Preference for a long term tenant.

Please note the property is situated next to a working farm.

Well presented detached cottage situated in a rural location between Dorchester and Bridport. The property offers spacious and family sized accommodation.

The ground floor is comprised of kitchen/breakfast room, two good sized reception rooms with the living room featuring an open fire and a downstairs shower room.

On the first floor, there are four double bedrooms and a good sized bathroom with shower over bath.

The rear garden is enclosed and mainly laid to lawn with a patio area by the back door and timber garden shed. There is off road parking for up to two cars to the side of the property.

There is oil fired central heating and mains electric. The property is unfurnished. Rent includes water and drainage. The rent is exclusive of all other utility bills including Council Tax and mains electric. There is limited mobile phone signal inside the property and likely signal outside and there is Superfast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,400.00 per calendar month / £323.00 per week

Holding Deposit - £323.00

Security Deposit - £1,615.00

Council Tax Band - D

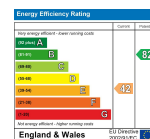
EPC - D

No deposit option available via Reposit

## SITUATION

The property is situated in a rural situation 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. The village of Maiden Newton is about 8 miles to the north-west of Dorchester. Dorchester provides a comprehensive range of shopping, educational and recreational facilities including the county hospital and mainline railway station to London/Waterloo. The market town of Bridport is approximately 10 miles away and offers a range of amenities as well as access to the Jurassic Coast.

From the centre of Maiden Newton, head west on to A356 towards Crewkerne and after approx. 200 yards turn left signed. Go over a little hump back bridge, then turn right, signed Bridport. Follow the road to Wynford Eagle (don't turn right to Bridport) and continue for approx. 1.5 miles. The cottage will be found on your left just before Higher Wynford Farm.



Office/Neg/Date



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