



Atkins Cottage, Higher Wrackleford, Wrackleford, DT2 9SN

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- Available immediately for an initial 12 month tenancy
 - Period features
 - Biomass heating
- Off road parking
- Private rear garden
- Two bedrooms

£1,150 Per Calendar Month/£265 Per Week

Available immediately for an initial 12 month tenancy.
Pets considered at the landlords discretion.

Charming two bedroom Period cottage located just outside of Dorchester with character features and off road parking.

The downstairs accommodation is comprised of living room with wood burner, large storage room, modern fitted kitchen with space for an oven and one under counter appliance. The bathroom is also on the ground floor and has a shower over the bath.

On the first floor there is a large double bedroom and a single bedroom. Both bedrooms benefit from exposed beams and original features.

The spacious and private rear garden is accessed via the back door next to the kitchen. There is off road parking for up to two cars.

The property is heated via biomass wood chips and this is paid directly to the landlord. The rent is exclusive of all other utility bills including Council Tax, mains Electric and water. There is limited mobile phone signal inside the property and likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property. The property is unfurnished.

Rent - £1,150.00 per calendar month / £265.00 per week
Holding Deposit - £265.00
Security Deposit - £1,326.00
Council Tax Band - D
EPC - D



SITUATION TEXT - DORCHESTER

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.



What3words: ///thighs.dwarf.spoons

PouLets/ZB/16/06/2025



01305 571277

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



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