



17, Icen Way, Dorchester, DT1 1EW



- Modern Terrace House
- 3 Double Bedrooms
- Ground floor bathroom

- Close to Dorchester Town Centre
- Modern open plan Lounge/ diner into Kitchen area
- Separate W.C

£1,250 Per Month

A modern terraced house situated close to Dorchester town centre.

Available mid November for a 12 month tenancy.
Preference for a longer term tenancy.

The property is well presented throughout with modern fittings and offers well proportioned accommodation. The accommodation comprises of open plan sitting room with woodburner into kitchen with rear access to courtyard. The bathroom is off the lounge/ dining area. Upstairs there are 3 double bedrooms with newly fitted w.c off one bedroom.

The property has gas central heating. The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage, mains gas and mains electric. There is limited indoor mobile signal and likely outdoor, and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £1250 per calendar month / £288 per week
Holding Deposit - £288
Security Deposit - £1440
Council Tax Band - B
EPC - C

DIRECTIONS

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SITUATION

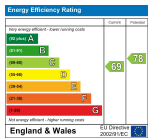
The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

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.

PouLets/HL/21/10/25



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