



1, Winterborne Monkton, Dorchester, Dorset, DT2 9PT



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- Available immediately for an initial 12 month tenancy
 - Large, spacious garden
 - Off-road allocated parking

- Three Bedrooms
- Rural, quiet location
- Character features with restricted head height

£1,100 Per Calendar Month

Three bedroom end of terrace character cottage with large garden and parking.

Available immediately for an initial 12 month tenancy with preference for a longer term tenancy.

The property is ideally located on the outskirts of Dorchester and provides easy access to Dorchester, Weymouth and the A35 for access to Poole and Bournemouth.

The accommodation comprises entrance porch, sitting room with multi fuel burner, kitchen with space for an electric cooker, space for a washing machine and fridge freezer, and under stairs cupboard. The bathroom is also on the ground floor and has a shower over the bath. On the first floor there are three bedrooms, two of which are doubles. The master bedroom has a built in storage cupboard.

There is a front and rear garden. The large front garden is south facing, laid mainly to lawn with mature hedging and trees. The rear garden is laid to lawn with a small vegetable plot and a brick built storage shed. There is parking for one car in the communal parking area. There is restricted head height throughout the property.

The rent is exclusive of all utility bills including Council Tax, Broadband and mains Electric. There are electric night storage heaters, and a private water and drainage supply, which will be the tenants responsibility. There is limited mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £1,100 per calendar month / £253 per week
Holding Deposit - £253
Security Deposit - £1,265
Council Tax Band - B
EPC - D

SITUATION

Winterborne Monkton is a small quiet village just off the A354, only 1 mile from Dorchester. Dorchester offers a wide range of facilities including a main line train station with trains to Waterloo. The coast is approximately 8 miles away at Weymouth.

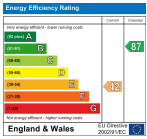
Weymouth benefits from a town centre, beaches and a wide range of amenities including Tesco Express, Public Houses, Butchers, Hairdressers, and food outlets. Weymouth is situated along the world heritage coastline and is a busy active seaside resort. The town provides an excellent range of shopping facilities as well as several cafes, bistros, and restaurants. The surrounding coastline offers the opportunity of enjoying several water sports and leisure pursuits.

DIRECTIONS

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PouLets/HL/11/11/25



01305 261008

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



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