



Couchill Villa, Couchill, Beer,

A detached three bedroom property situated in a beautiful rural location.

Per Month

£1,395 Per Month

**Symonds
& Sampson**

ESTABLISHED 1858

Couchill Villa, Couchill, , Beer, , EX12 3AL

- Detached
- Large garden
- Recently renovated throughout
 - Three bedroom
 - Parking
- Rural location

Viewing strictly by appointment
Symonds & Sampson
01308 422092





A beautifully presented stone built three bedroom detached property situated in a quiet location.

The property has air source central heating and will be let unfurnished.

The house offers a light feel throughout, entering the house the first reception is situated to the left, down the hall takes you to the spacious open plan sitting room with wood burner, dining area and kitchen, utility and cloakroom. Access to the rear garden is from the kitchen and utility.

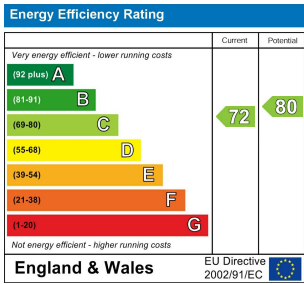
Rent - £1395 per month / £321 per week
Holding Deposit - £321
Security Deposit - £1609
EPC Band - E
Council Tax Band – D

On the first floor is two bedrooms and family bathroom and on the second floor is the master with en-suite.

Outside is two patio areas accommodating the morning and evening sun, a large garden, shed and side access to the parking area.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor is likely, broadband is provided to the property via Openreach. There is a low risk of flooding as stated by the GOV.UK website.

Directions
What3words:///quality.reconnect.teaspoons



Office/Neg/date



01308 422092
Symonds & Sampson LLP
23 South Street
Bridport
Dorset
DT6 3NU
bridport@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

