



33, Clay Lane, Beaminster, Dorset

A terraced cottage close to the town centre with two reception rooms and countryside views.

Per Month

£1,150 Per Month

**Symonds
& Sampson**

ESTABLISHED 1858

**33, Clay Lane,
, Beaminster,
Dorset, DT8 3BX**

- Countryside views
- Enclosed garden
- Close to the town
- Two reception rooms

Viewing strictly by appointment
Symonds & Sampson
01308 422092





A character spacious two bedroom cottage in walking distance to the town centre with all in local shops and restaurants.

To the rear of the cottage is an enclosed courtyard garden with views of the countryside and south facing.

The property offers, sitting room with wood burner, 2nd reception room kitchen, utility room/ cloakroom, family bathroom.

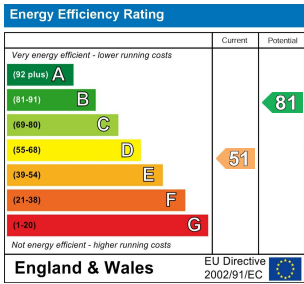
Parking can be found on road to the front of the property.

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 mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and can be let unfurnished.

Available immediately for an initial 12 month tenancy

Rent - £1150 per calendar month / £265 per week
Holding Deposit - £265
Security Deposit - £1326
Council Tax Band - C
EPC Band - E

Directions
what3woods///performed.nuzzled.method



Office/Neg/date



**Symonds
& Sampson**
ESTABLISHED 1858

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