



15, Barnes Lane, Beaminster, DT8 3LS



- Unfurnished
- Long term let
- Quiet location with street parking
- Available mid September
- Newly renovated
- Close to local walks and centre of the village

£1,250 Per Calendar Month/£288 Per week

Newly renovated three bedroom end of terrace house in Beaminster close to all local amenities.

Available mid September for an initial 12 month tenancy.

Downstairs accommodation comprises of kitchen, living room and downstairs cloakroom. The kitchen comes with a freestanding oven. A door in the living room allows access to the garden.

Upstairs there are two double bedrooms, one single bedroom and a bathroom with shower over the bath.

The rear garden is a mixture of paving slabs and lawn.

Please be advised that renovation works will be completed before a tenancy begins.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric and Gas. Heating is via Gas central heating. There is likely mobile phone signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,250.00 per calendar month / £288.00 per week
Holding Deposit - £288.00
Security Deposit £1,442.00
Council Tax Band - B
EPC Band - C

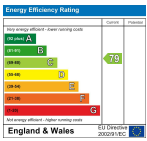


SITUATION TEXT - BEAMINSTER
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

DIRECTIONS
What3words- ///surnames.proven.overnight



Bridlets/RT/03.10.25



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



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.