



13, Barnes Lane, Beaminster, DT8 3LS



- Unfurnished
- Long term let
- Newly renovated

- Available mid September
- Quiet location with street parking
- Close to local walks and centre of the village

£1,200 Per Calendar Month/£288 Per week

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

Available immediately 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.

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 Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,200.00 per calendar month / £276.00 per week

Holding Deposit - £276.00

Security Deposit £1,384.00

Council Tax Band - B

EPC Band - C



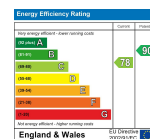
SITUATION TEXT - BEAMINSTER

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



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