



3 Castle Cottages

Woodsford, DT2 8AS

2 Bedroom Terrace Cottage

A delightful cottage located in the beautiful Dorset countryside a stone's throw from the county town of Dorchester and the Jurassic Coast. The property offers well-presented living space and benefits from off-road parking and large garden.

£1050 per calendar month | Available December 2024

t. 01747 356099

w. fowlerfortescue.co.uk



Fowler Fortescue
RURAL ASSET MANAGEMENT



3 Castle Cottages

Woodsford

Dorchester

Dorset

DT2 8AS

Description/Location

A delightful cottage located in the beautiful Dorset countryside a stone's throw from the county town of Dorchester and the Jurassic Coast. The property offers well-presented living space and benefits from off-road parking and large garden.

Dorchester (5miles) is famed for its literary history, weekly market, museums, eateries, cinemas and well-regarded schools. It is also home to the county hospital and mainline stations to London Waterloo and Bristol. Nearby Weymouth (11miles) offers breathtaking walks as well as an award-winning, golden, sandy beach. Sporting facilities close at hand include golf at Came Down and world-class sailing at Weymouth and Portland.

Accommodation

The ground floor comprises:

LIVING ROOM 14'1" X 12'1"

With wood burner in inglenook fireplace and views to the garden

KITCHEN 17'9" x 7'11"

With fitted floor & wall units, electric cooker & hob, single aspect.

UTILITY

With range of cupboards and WC

The first floor comprises:

FIRST BEDROOM 17'10" x 12'1"

Double room with single aspect.

SECOND BEDROOM 8'8" x 8'2"

Double room with single aspect

FAMILY BATHROOM

Bath with shower over, WC and washbasin.

Outside

The property is accessed via a gravel driveway with off road parking. There is a private enclosed garden and Outbuildings with WC.

Pets

By negotiation

Availability

The property is available from 1st December 2024

EPC

The property has an EPC rating of E42.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services

Heating via electric night storage heaters and woodburner.
Mains water and sewage treatment plant

Ofcom indicates there is Superfast broadband (up to 49Mbps) available to the property, with Openreach being the only noted provider. Mobile phone signal is limited, with EE, Three, O2 and Vodaphone offering a limited indoor service. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Local Authority

Council Tax Band B (Dorset (West Dorset)).

Photos



Terms

The rent is £1050 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £240 is payable to secure the property (see further details and conditions in our fee summary) and £1210 is payable as a security deposit.

Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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