



1 Dorchester Road

Sydling St. Nicholas, Dorchester, Dorset DT2 9NU

2 Bedroom Semi-detached Cottage

A charming cottage in Sydling St Nicholas, surrounded by a large mature garden, stable style outbuildings and off street parking.

£1150 per calendar month | Available Now

[t. 01747 356099](tel:01747356099)

[w. fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)



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Sydling St Nicholas
Dorchester
Dorset
DT2 9NU

Description & Location

A delightful cottage located in the beautiful village of Sydling St Nicholas in an area of Outstanding Natural Beauty, 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, large garden and outbuilding.

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 station 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

KITCHEN

with fitted units, freestanding electric oven and hob, slimline dishwasher and fridge freezer.

DINING ROOM

With single aspect and wooden flooring.

LIVING ROOM (3.6m x 4.3m)

with fireplace and wooden flooring.

BATHROOM

with WC, bath with shower over and wash hand basin.

UTILITY

with boiler, free standing washing machine and tumble dryer.

The first floor comprises:

BEDROOM ONE

with built-in cupboards .

BEDROOM TWO

with built in cupboard.

Outside

There is a good sized wraparound garden to the rear laid to lawn with mature shrubs and borders and a small patio area abutting the house. The property also benefits from off road parking and stable outbuilding.

EPC

The cottage has an EPC rating 'E41'.

[t. 01747 356099](tel:01747356099) | [e. enquiries@fowlerfortescue.co.uk](mailto:enquiries@fowlerfortescue.co.uk)

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

Services and Utilities

The property is heated via oil fired central heating and served by mains drainage and water.

Ofcom indicates there is ultrafast broadband (1800Mbps) available to the property, with Openreach being the only provider. Mobile phone signal deemed good for the four main providers. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1150 pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £265 is payable to secure the property (see further details and conditions in our fee summary) and £1,325 is payable as a security deposit.

Council Tax Band C – Dorset Council

Availability

The property is available now.

Restrictions

Pets by negotiation.

Photos



Living Room



Garden

What3words Location:

crash.extensive.library

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.



RICS

