



New Bungalow Mount Pleasant Rew Lane, Martinstown,
Dorchester, DT2 9DU

A well presented unfurnished detached bungalow
in rural yet convenient location.

Dorchester 3 Miles; Jurassic Coast 7.5 Miles; Bridport 14 Miles

• Three Reception Rooms • Fitted Kitchen / Utility Room • Two Double Bedrooms • Lovely
Garden / Parking • Available Immediately • Would Suit Professional(s) • 12 Months
Plus • Deposit: £1,557 • Council Tax Band: D • Tenant Fees Apply

£1,350 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Covered entrance with part glazed door into;

HALLWAY

With airing cupboard, further shelved storage cupboard, telephone point, radiator and fitted carpet.

Door to;

SITTING ROOM **24'2" x 11'3" (9'9")**

Dual aspect with patio door to the side, feature stone fireplace, television points, BT sockets, radiator and fitted carpet.

Door to;

DINING ROOM **10'8" x 9'4"**

With radiator and fitted carpet.

Glazed door into;

KITCHEN

Comprising white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, integrated fridge freezer and dishwasher, electric cooker with extractor, radiator and tiled floor.

UTILITY

With white wall, base and drawer units, worksurface with inset stainless steel sink unit, space for washing machine and tumble dryer, oil fired central heating, radiator and tiled floor. Part glazed door to side and further door leads into;

CONSERVATORY **12'0" x 11'1"**

Triple aspect conservatory overlooking the garden with double doors, radiator and wood effect laminate floor.

Door to;

CLOAKROOM

Comprises of low level WC and vinyl floor.

BATHROOM

White suite comprising bath, pedestal wash hand basin, separate shower cubicle, low level WC, extractor fan, radiator and tiled floor.

BEDROOM **13'3" x 9'4"**

Double over looking the rear of the property with built in wardrobe, radiator and fitted carpet.

BEDROOM **13'3" x 9'2"**

Double over looking the front of the property with built in wardrobe, radiator and fitted carpet.

OUTSIDE

Shared driveway with hardstanding for a couple of vehicles.

The property is set within its own garden which is laid to lawn with mature boundary hedging, shrubs and trees, raised decked seating area and garden shed.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water - Main connected - via a sub meter.



Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps
Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone (LIKELY)

Local Authority: Council Tax Band D

SITUATION

New Bungalow enjoys a peaceful and tucked away position just off the A35 on the edge of the popular and picturesque village of Martinstown, only about 3 miles to the south west of the County Town of Dorchester. The excellent village facilities include a parish church, village shop and Post Office, village hall, award winning public house and bus service. It lies within an Area of Outstanding Natural Beauty and is surrounded by beautiful rolling countryside. Nearby Dorchester offers an excellent range of facilities, the country hospital and 2 railway stations. The market town of Bridport and the coastal resort of Weymouth are also very close by with access to the wonderful Jurassic Coast.

DIRECTIONS

From Bridport go east along the A35. Follow the road for approx. 11 miles going through Winterbourne Abbas. As you leave the village you will follow the road for just over a mile taking the right hand turning onto North Rew Lane just before Hardy Country Park. Follow the lane for a short distance and New Bungalow can be found on the right handside.

What3words: ///pilots.limitless.seaside

LETTING

The property is available to rent for a period of 12 months plus on a

renewable assured shorthold tenancy, unfurnished and is available immediately. RENT: £1,350 per calendar month exclusive of all charges. DEPOSIT: £1,557 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets/Children. Would Suit Professional(s). Viewings strictly by appointment with the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		46	
		EU Directive 2002/91/EC	