



3, Stinsford House, Stinsford, Dorset, DT2 8PT



- Spacious character property
- Three Bedrooms/Two Bathrooms
 - Garage

- Modern interior, well presented throughout
 - Exclusive Rear Garden
 - One allocated parking space

£1,600 Per Month

This three bedroom home is located within the charming, semi-rural village of Stinsford. The property is offered to the market on an unfurnished basis and benefits from a private rear garden and communal grounds.

Available in April for an initial 12-month tenancy with a preference for a long term tenant.

Arranged over three floors, the accommodation comprises of a spacious entrance hall, modern kitchen with oven and hob, fridge freezer and dishwasher, living room with access to the private rear garden, spacious storage unit and a downstairs WC. On the first floor there are two double bedrooms both serviced by a modern shower room. The third floor offers a large double room with an en-suite bathroom.

The property has LPG central heating, separate garage and allocated parking for one car.

Disclaimer - Please note the photographs are from April 2025.

The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, Broadband and mains Electric. There is limited mobile signal and Superfast Broadband available at the property. There is no recorded flood risk at the property.

Rent: - £1600.00 per calendar month / £369.00 per week

Holding Deposit - £369.00

Security Deposit - £1845.00

Council Tax Band - F

EPC - D

No deposit option available via Reposit

SITUATION TEXT - DORCHESTER

The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo

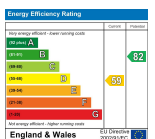
Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

<https://what3words.com/grownup.deranged.juggles>

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PouLets/HL/10/02/26



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