



3 Rook Court, 13a Castle Close, Dorchester, DT1 2FP

This well-presented, modern first-floor flat is ideally located within walking distance of both Poundbury and Dorchester town centre.



- Walking distance to Poundbury and Dorchester
 - Open plan kitchen/Living Room
 - One allocated parking space

- Well presented accommodation
 - Communal garden
 - Unfurnished

£800 Per Calendar Month

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THE PROPERTY

Accessed via a shared staircase, the accommodation comprises a spacious lounge/diner enjoying pleasant garden views, with a separate W/C leading off. The contemporary kitchen is fitted with a range of modern units and includes an integrated oven and induction hob with extractor. There is space for a fridge-freezer and plumbing for a washing machine.

The property features one double bedroom, complete with a stylish en-suite shower room.

Please note these photos were taken in February 2023.

OUTSIDE

Additional benefits include one allocated off-road parking space located at the front of the building, as well as a visitor parking space shared among all flats. Residents also have access to a well-maintained communal garden at the rear of the property.

SITUATION

Rook Court is situated off Castle Close, Baynard's Road, within walking distance of both Poundbury and central Dorchester.

The property is situated in a convenient location near Pummery Square which provides easy access to the Poundbury Village Stores and a public house. The 1610 Dorchester Sports Centre is a stone's throw away from the property. Queen Mother Square is also within walking distance, which provides a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries and doctors' surgeries.

The county town of Dorchester has a great selection of both independent and national retailers, choice of cinemas and restaurants. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: occupations.displays.tricks

SERVICES

Mains drainage & electricity. Gas heating.

LOCAL AUTHORITY

Dorset Council, tax band A - 01305 251010

BROADBAND

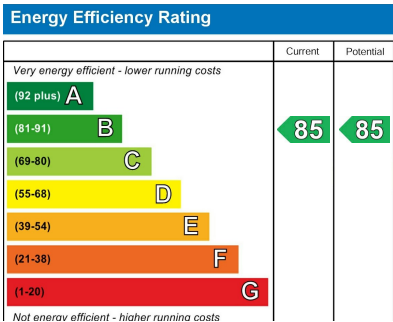
Standard download 11 Mbps, upload 1 Mbps. Superfast download 45 Mbps, upload 8 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

MATERIAL INFORMATION

Rent: - £800.00 per calendar month / £184.00 per week
Holding Deposit - £184.00
Security Deposit - £923.00
Council Tax Band - A
EPC Band - D



From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the first exit to Bridport Road towards Dorchester Town. Continue down Bridport Road and go straight across at the next roundabout. Take the second right onto Damers Road and then the first right onto Windsor Road. Take the next right onto Cambridge Road and third left onto Baynard's Road. Castle Close is the first right off Baynard's Road and Rook Court can be found at the top left-hand corner of Castle Close at number 13a. Flats 1 and 2 are located at the back of the building and 3 and 4 are at the front by the parking. Parking is labelled 1-4 with a visitor space.

PouLets/FH/10.09.2026



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