



3, Chetcombe Mews, Poundbury, Dorchester, DT1 3BP



1



1



1

- Available immediately
- Open plan living area
- Modern, spacious bathroom

- Well presented accommodation
- Centrally located for local amenities
- Allocated parking

£800 Per Calendar Month / £184 per week

Available immediately for an initial 12 month tenancy.

A well presented modern top floor apartment situated in the heart of Poundbury.

The property comprises of an entrance hall with two storage cupboards and an airing cupboard. There is an open plan L-shape, double aspect sitting/dining/kitchen. The fitted kitchen includes integrated fridge and freezer, double oven, electric hob, dishwasher and washer/dryer, sitting and dining areas.

There is a double bedroom and a spacious bathroom with WC, wash hand basin and bath with shower screen and shower over the bath. Chrome heated towel rail and extractor fan.

The apartment has a useful loft area as well as allocated car parking to the rear of the building.

Heating is via underfloor air heat pump system. The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, broadband and mains Electric. There is limited mobile phone signal inside the property and likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent- £800 per calendar month / £184 per week
Holding Deposit - £184
Security Deposit - £923
Council Tax Band - B
EPC Band - C
No deposit option available via Reposit



SITUATION

Poundbury is an urban extension to the County town, built on the principles of architecture and urban planning as advocated by The Prince Of Wales in 'A Vision of Britain'. Poundbury gives priority to people, rather than cars, and is a mixture of commercial buildings with residential areas, shops and leisure facilities to create a walkable development.

The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, 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, along with a number of specialist outlets and a new First School.

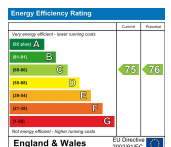
The County town of Dorchester has a great selection of both independent and national retailers, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour.

Poundbury in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School.

There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

From our Poundbury office turn left into Peverell Avenue East and follow the road down until you reach the first roundabout on Bridport Road. Take the 3rd exit off the roundabout and continue up Bridport Road, pass the Buttermarket and take the left hand turn into Inglescombe Street. Chetcombe Mews is found on the right and the flat is located on the top floor above Cherrylade Life store with the access at the rear of the building.



PouLets/ZB/21/05/2025



01305 251154

poulets@symondssandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.