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Chamberlaynes, Bere Regis, Wareham, Dorset

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Chamberlaynes
Bere Regis
Wareham
Dorset BH20 7LS

3 2 1

- Unfurnished
- Available end of October
- Long term let preferred
- Popular residential area
- Enclosed rear garden
- Driveway parking for multiple vehicles

£1,250 Per Month

Sturminster Lettings
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THE PROPERTY

Under Application
A well presented semi detached cottage with driveway parking and enclosed rear garden situated on the outskirts of the popular village of Bere Regis.

The ground floor offers a cosy kitchen with pantry, a spacious sitting room with an open fire, and a well appointed family bathroom. Upstairs there are three bedrooms and a family shower room.

DIRECTIONS

OUTSIDE
The property is approached via a gravelled driveway which provides parking for three cars. Access to the side leads to the rear garden, which is mainly laid to lawn with seating area.

SITUATION
The property is situated on the Wool Road a few miles from the village of Bere Regis. The village itself has good local amenities including, Doctors Surgery, Shop and Post Office. This is an ideal area also for commuting being just off the A35 to Poole and Bournemouth, Dorchester, Wareham and Wimborne.

DIRECTIONS
What3words///crops.wand.inhabited

From the village of Bere Regis, take the road to Wool and after approximately two miles, you will be see the cottage on the right hand side.

SERVICES
The rent is exclusive of all utility bills including council tax, mains water, mains electricity and oil fired central heating. The septic tank is split 50/50 with the attached cottage., There is mobile signal and standard broadband provided to the property as stated by the Ofcom website.

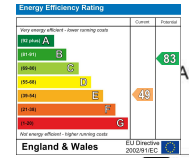
MATERIAL INFORMATION
There is a low risk of flooding at the property as stated on the Gov website. The property is of a rendered brick build under a tile roof and will be let unfurnished.

Rent - £1250 per month / £288 per week
Holding Deposit - £288
Security Deposit - £1442
EPC Band - E
Council Tax Band - B (Dorset Council)
01305 211970
Photographs – October 2026 © Symonds & Sampson



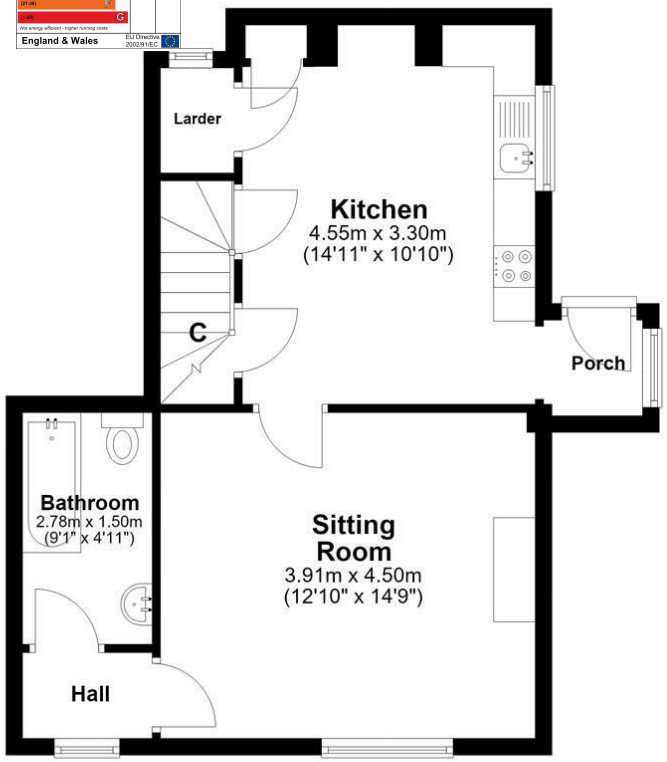






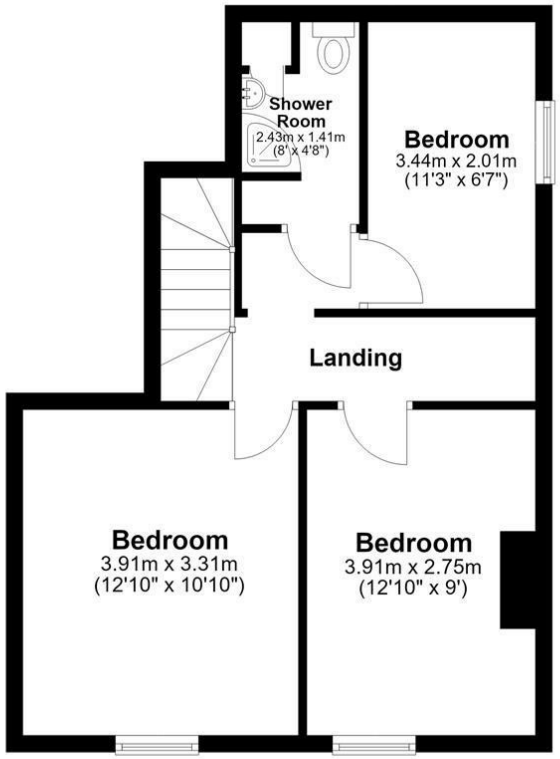
Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.





Office/Neg/Date

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