



## 9, Lydgate Mews, Poundbury, Dorchester, DT1 3AG



- Newly re decorated and re carpeted
  - 2 Double Bedrooms
  - Modern fitted bathroom

- 2nd Floor Apartment
- Open plan Kitchen and Lounge
  - Off road parking

£1,250 Per Month

A modern, newly carpeted and decorated, light and spacious 2 bedroom top floor apartment with designated parking, on the prestigious and renowned Poundbury development.

The property benefits from its own allocated parking space and communal bike store.

Internally the property offers spacious open plan reception room with fitted kitchen to include cooker with four ring gas hob, dishwasher and washer dryer and space for both dining and lounge area.

Two double bedrooms (master with fitted double wardrobe) and main bathroom with shower over bath.

Long Term Let - Available Now.

Rent: - £1,250 per calendar month / £288 per week

Holding Deposit - £288

Security Deposit - £1,440

Council Tax Band - C

EPC Band -C

\*No deposit option available via Reposit\*

## OUTSIDE

The apartment benefits from its own allocated parking space to the rear and communal bike store.

## SITUATION

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

Amenities include a Waitrose with plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops and the Damers First School.

Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

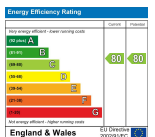
Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

## DIRECTIONS

<https://what3words.com/received.gossiping.obvious>

From our offices, proceed to the Top 'O Town roundabout, taking the second exit (straight ahead) onto Bridport Road. On reaching Poundbury, at the first roundabout, take the second exit (straight ahead) and continue to the next roundabout, taking the second exit into Bridport road, proceed past the The Butter Market Bakery and take the 5th turning on the right into Lydgate Street and the 1st turning right into Lydgate Mews.



PouLets/HL/ 15/05/26



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