



## Rectory Lane, Puncknowle, Dorchester, DT2 9BW



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- Unfurnished
- Available January
- On street parking

- Long term let
- Village location
- Detached garden

£1,025 Per Calendar Month/£236 Per week

A charming two bedroom character cottage with good size detached garden, located in the village of Puncknowle.

Available January for an initial 12 months tenancy.

The property comprises of open plan kitchen/sitting room with built in hob and oven and feature wood burner.

On the first floor is two bedrooms and the family bathroom with shower over the bath.

Outside there is a gravel court yard shared with neighbours for access and a little further up a footpath leading to a spacious detached garden. Parking will be on street.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric and Water. Heating is via electric central heating and wood burner. There is limited mobile phone signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,025.00 per calendar month / £236.00 per week

Holding Deposit - £236.00

Security Deposit - £1,182.00

Council Tax Band - C

EPC Band - E

## SITUATION

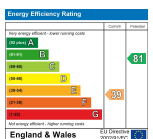
A beautifully presented one bedroom cottage set in a quiet location in the sought after village of Puncknowle (pronounced Punnel), comprising open plan kitchen, sitting room, diner with a wood burner, double bedroom and bathroom, detached garden and parking on street.

Puncknowle enjoys a village community with its church and village inn being surrounded by farmland and about 1½ miles from the sea. Bridport, approximately 7 miles distant, is an active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where street markets are held twice weekly.

## OUTSIDE

The property is approached via a gravelled footpath, shared by two other properties. A detached and spacious garden with garden shed is located at the end of the walkway.

From our office proceed to the Crown Roundabout and take the second exit (sign posted Abbotsbury). Pass through Burton Bradstock and on reaching the Bull in turn left (sign posted Swyre). Continue down this road, round a sharp right hand bend, take the next left into Rectory Lane and the cottage can be found 50 yards on the left down a small gravel driveway.



BridLets/RT/27.11.25



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