



26, St James, Beaminster, Dorset, DT8

A well presented two bedroom semi-detached house located in a cul-de-sac on the outskirts of the Beaminster town.

Available immediately for an initial 12 month tenancy.

Comprising entrance porch, sitting room, kitchen/breakfast and bathroom. Upstairs is two double bedrooms and a bathroom.

A particular feature of the property is the good sized enclosed rear garden, which is mainly laid to lawn with established shrub and flower borders. There is a garage included with the property and also an off road parking space.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains electric, water and gas. Heating is gas central heating. There is good mobile phone signal and Ultrafast broadband can be provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Per Calendar Month

£1,025 Per Calendar

Council Tax Band: B EPC: C



01308 422092

Symonds & Sampson LLP
23 South Street, Bridport, Dorset, DT6 3NU

bridport@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS