



28 Kimmeridge

Wareham, Dorset, BH20 5PE

2 Bedroom Detached Cottage

A well-presented, recently refurbished thatched cottage, located in the sought-after rural village of Kimmeridge. The cottage benefits from an enclosed garden.

£1,300 per calendar month | Available now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT



**28 Kimmeridge
Wareham
Dorset
BH20 5PE**

Description & Location

A charming two-bedroom detached cottage with a large garden.

The property is located in the sought-after village of Kimmeridge, on the Isle of Purbeck.

The village lies within a conservation area surrounded by attractive countryside, designated an Area of Natural Beauty. The property is close to the coast, which has been accorded World Heritage status.

The village of Kimmeridge provides a variety of amenities including The Etches Collection -Museum of Jurassic Marine Life, Clavell's Restaurant, The Fine Foundation Marine Centre and boasts the best rock pooling and safest snorkelling site in Dorset! The towns of Wareham and Swanage both provide a good variety of shopping, educational and recreational facilities. Other towns to note include the County town of Dorchester, Poole, and Bournemouth with access to Poole available from Studland via the car ferry. Connections in the area include the A31 to the north at Bere Regis and a mainline railway station at Wareham with a regular service between Weymouth and London Waterloo. There is also the Isle of Purbeck Golf Club at Studland and Wareham Golf Club near Wareham.

Accommodation

ENTRANCE HALL leading into:

LIVING ROOM (4.33m x 4.43m)

OFFICE (5.40m x 2.27m)

KITCHEN/DINER (2.91m x 6.8m)

BATHROOM (3.7m x 1.89m)

The first floor comprises:

PRINCIPLE BEDROOM (4.32m x 3.02m)

BEDROOM TWO (2.01m x 2.88m)

Outside

There is a good sized garden to the rear mainly laid to lawn.

EPC

The cottage has an EPC exemption.

Services and Utilities

The property is heated via electric storage heaters and a wood burning stove, and is served by mains drainage.

Ofcom indicates there is Ultrafast fibre broadband (up to 1800Mbps) available to the property, with Openreach being the only provider. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,300 per calendar month payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £300 is payable to secure the property (see further details and conditions in our fee summary) and £1,500 is payable as a security deposit

Council Tax Band E – Dorset Council.

Availability

The property is available now

Pets by application

Photos



Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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