5a, Chapel Lane, Maiden Newton, Dorchester, DT2 0AD

3 2 1

- Unfurnished/ Furnished
- Off road parking
- Underfloor heating to ground floor
- Available end of September
- Stylishly presented three-bedroom home
- Village location

£1,650 Per Month

This charming three-bedroom detached house is an opportunity to embrace village living with modern amenities.

THE PROPERTY

This charming three-bedroom detached house is an opportunity to embrace village living with modern amenities.

The inviting entrance hall leads to a well-proportioned reception room, which is centred around an effect wood burner, giving the room an inviting feel. Leading on from the reception is well-appointed Kitchen/Breakfast room, the kitchen offers integrated appliances including induction hob with extractor over, double oven, dishwasher and fridge/freezer, washer/dryer and wine cooler. The dining area allows space a dining table and chairs with double French doors opening directly onto the rear garden.

On the first floor there are three well-proportioned bedrooms. The master bedroom is a light space has bespoke wooden shutters and a ceiling fan also benefiting from an en-suite shower room and dressing room providing ample storage. Additionally the first floor benefits from a modern fitted family bathroom.

OUTSIDE

Located to the rear of the property is an enclosed south facing garden offers access through the double French doors from the breakfast room leading to a lawned area. At the side is a garden shed with further access to the garden provided through a side gate. A block paved driveway to the front of the property provides off street parking for two cars with the benefit of an electric charging point.

SITUATION

Maiden Newton is a bustling village with an excellent range of local services including a public house, garage/convenience store, shops including a hardware shop, a doctor's surgery, a primary school, a church and a railway station on the Dorchester/Yeovil to Bristol line. The major centres of Dorchester, Bridport, Yeovil and Sherborne are all readily accessible.

The beautiful surrounding countryside is well interspersed with footpaths and bridleways, giving access to many areas of outstanding beauty.

The area is also renowned for schooling. State schools include the Primary school in the village and secondary school in Beaminster. Preparatory schools include Sunninghill, Perrott Hill, Leweston and Sherborne. Public schools include Sherborne (boys & girls), Leweston (girls), Canford, Clayesmore, Milton Abbey and Bryanston.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: extension.passions.political

SERVICES

Mains drainage & electricity. Air source heat pump.

LOCAL AUTHORITY

Dorset (West Dorset) Council, tax band D - 01305 251010

BROADBAND

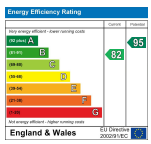
Standard download 19 Mbps, upload 1 Mbps. Superfast download 80 Mbps, upload 20 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

MATERIAL INFORMATION

Rent: - £1,650.00 per calendar month / £380.00 per week
Holding Deposit - £380.00
Security Deposit - £1,900.00
Council Tax Band: C (Dorset Council - 01305 251010)
EPC Band: B
No deposit option via Reposit available



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