



Holly End, Tincleton, Dorchester, Dorset, DT2 8QR

 3  1  1

- Detached Bungalow in sought after village location
 - Single garage and off road parking
 - Offered unfurnished
- 3 bedrooms
- Front and rear gardens
- Countryside location

£1,195 Per Calendar Month

A well presented detached bungalow situated in an idyllic rural location yet only 15 minutes drive from Dorchester. The property comprises of light and airy accommodation which includes sitting room, kitchen with double oven and hob, three double bedrooms, shower room and separate cloakroom. Front and rear gardens with pretty surrounding countryside. Single garage and off road parking for two cars. Double glazing and oil heating.

The rent is exclusive of all utility bills including Council Tax, Oil, mains Water and Sewerage and mains Electric. There is limited mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Please note the photographs were taken in September 2021.

Rent: - £1,195 per calendar month / £275 per week
Holding Deposit - £275
Security Deposit - £1,375
Council Tax Band - C
EPC Band - E

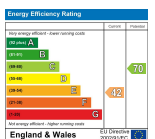
SITUATION

The village of Tincleton is approximately 4 miles south east of Dorchester. There are local amenities in Puddletown being approximately 2 miles with local shop/post office, First and Middle Schools, library, public house and church. Dorchester town offers a comprehensive range of shopping, recreation and education facilities together with a mainline railway service to London (Waterloo). The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

DIRECTIONS

<https://what3words.com/dustbin.ambushes.craft>

Poulets/HL/17/03/26



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.