



Francis Mews, Hogshill Street, Beaminster, Beaminster, Dorset,  
DT8 3FP

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- Unfurnished
- Long term let
- Off road parking
- Available early April
- Built to a high specification
- Newly built

£1,450 Per Calendar Month/ £334 Per Week

A fantastic C. G. Fry and Son built three bedroom, two bathroom house in the centre of Beaminster. The property is built to a very high specification.

Available early April for an initial 12 month tenancy.

Accommodation is comprised of a good size reception hall with cloakroom, spacious living room with gas fire and French doors that open to the rear. There is a large fitted kitchen/dining room with a range of built in appliances, solid granite work tops and utility room with access to the garden. On the first floor is three double bedrooms, master with en-suite and family bathroom with a separate shower cubicle.

There is an enclosed rear courtyard which is paved with a small planting areas and steps rising to a gate leading to the parking area, where there are two off road parking spaces.

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.

Rent - £1,450.00 per calendar month / £334.00 per week

Holding Deposit - £334.00

Security Deposit £1,673.00

Council Tax Band - D

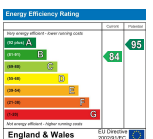
EPC Band - B

## SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

## DIRECTIONS

What3words- ///atlas.centuries.dots



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