



## Mapperton, Beaminster, DT8 3NP

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- Unfurnished
- Available immediately
- Off road parking

- Long term let
- Large garden

£1,650 Per Calendar Month/ £380 Per Week

An Impressive four bedroom semi-detached farmhouse situated on the edge of this sought after village.

Available immediately for an initial 12 month tenancy.

The property offers spacious and well-proportioned accommodation including two reception rooms, kitchen/breakfast room with Aga, utility/boot room, cloakroom, study area, four bedrooms and bathroom.

There is a generous sized garden which is mainly laid to lawn and there is offroad parking for 2 cars.

The property has oil central heating and is let unfurnished. Water is £50 per month paid directly to the estate. The rent is exclusive of all utility bills including council tax, electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website.

Rent - £1,650.00 per calendar month / £380.00 per week

Holding Deposit - £380.00

Security Deposit - £1,903.00

Council Tax Band - E

EPC Band - E



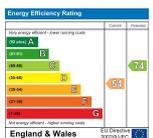
## SITUATION

The property is located on the outskirts of the small West Dorset village of Mapperton, approximately two miles from Beaminster. Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

## DIRECTIONS

What3words- ///reports.toffee.treatment

From our office in Beaminster, proceed past The Square and just past the Bridge House Hotel, turn left signposted Maiden Newton and Dorchester. Proceed for approximately 1.5 miles turning right signposted Mapperton and Marsh Farm will be found after a short distance on your left hand side



Bridlets/JD/23.03.26



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