



50, The Green, Beaminster, Dorset, DT8 3SD



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- Unfurnished
- Available immediately
- Character Cottage

- Long term let
- Newly renovated
- Garage and office studio/fourth bedroom

£1,445 Per Calendar Month

A newly renovated three bedroom semi-detached cottage with conservatory, enclosed garden and garage, situated in a secluded and quiet location with a separate office studio/fourth bedroom included.

ACCOMMODATION
Available immediately.

A period stone faced cottage in a pleasant position being half a mile from the town centre, with far reaching country views from the first floor. The cottage is located on a private lane set back from the road in a peaceful environment.

The accommodation is comprised of large living room with feature stone wall and electric wood burner, conservatory with double doors leading to the garden and modern kitchen with a built in electric oven, space for appliances and plenty of cupboards.

On the first floor is two double bedrooms, one single bedroom with built in storage and bathroom. The bathroom has a shower over the bath.

The garden, garage and studio are to the front of the cottage. The garden faces south-west and is largely secluded and enclosed.

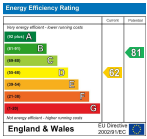
The property is unfurnished. The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is good, outdoor mobile signal is good. Superfast broadband is available. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas heating.

Rent - £1,445.00 per calendar month / £333.00 per week
Holding Deposit - £333.00
Security Deposit - £1,667.00
Council Tax Band - D
EPC Band - D

SITUATION
Beaminster offers many facilities including a good range of shops, churches, bank, post office, library, two schools, health centres, other professional services and many social and sporting facilities. For a range of multiple stores one needs to visit Bridport (six miles), Dorchester (seventeen miles), or Yeovil (fifteen miles). The Jurassic Coast is a little over 8 miles south, where there are golfing and boating facilities as well as many beautiful coastal footpaths. Mainline rail services (London- Waterloo) are available from Crewkerne and Dorchester. Broadband is available.

DIRECTIONS
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From our offices in Beaminster, proceed to The Square and turn left by the Red Lion public house into North Street. Shortly after passing Woodswater Lane and Grey Cottage you will see a track to the right hand side running behind the cottages. It is best advised to park on the lane and walk up the track where the property will be seen on your left hand side- What3words ///luckier.heeding.procured



Office/Neg/Date



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