



2, East Street, Beaminster, Dorset, DT8 3DS



3



2



2

- Charming Grade II Listed cottage
- Well presented and character-rich accommodation
 - One pet considered at Landlords discretion

- Situated close to Beaminster town centre
 - Available Soon
 - Courtyard Garden

£1,800 Per Calendar Month

Charming Grade II Listed cottage situated a short distance from Beaminster town centre.

Available now for an initial 12 month tenancy with preference for a longer term tenancy.

The property offers well presented accommodation with an abundance of character features including flagstone floors, panelled walls and exposed beams.

Arranged over three floors, the accommodation comprises reception hall, kitchen with oven and hob, fridge freezer and dishwasher, sitting room with wood burning stove and dining room. On the first floor there are two double bedrooms and a bathroom. On the second floor there is a third double bedroom and shower room.

Outside, there is a small courtyard with doors to an exterior utility room and store room.

Please note the photographs are from January 2025.

The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, Broadband and mains Electric. There is mobile signal and Ultrafast Broadband available at the property. There is no recorded flood risk at the property.

Rent: - £1800 per calendar month / £415 per week

Holding Deposit - £415

Security Deposit - £2075

No deposit option available via Reposit

Council Tax Band - D

EPC - D

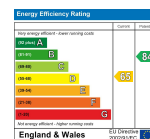
SITUATION

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

<https://what3words.com/farmland.emblem.gems>

PouLets/HL/18/02/26



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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.