



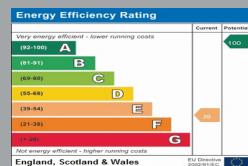
LLEYN COTTAGE
PIDDEHINTON
Dorset, DT2 7SW

£900
PER CALENDAR MONTH

goadsby.com

COUNTRYSIDE CHARACTER COTTAGE

- Two Bedrooms
- Communal Garden
- Lovely Rural Location
- Parking
- EPC Rating: Band E



Reference: 578505



Deposit Amount: £1,038.46

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: Unallocated Off Road Parking Space

Utilities:

Mains Supply Electricity
Private Supply Water

Drainage:

Private Supply Drainage
There will be a charge of £65 covering water, drainage/sewerage and garden maintenance, payable to the landlord.

Broadband:

Refer to Ofcom website

www.ofcom.org.uk/phones-and-broadband

Mobile Signal:

Refer to Ofcom website

www.ofcom.org.uk/phones-and-broadband

Flood Risk:

Medium. For more information refer to gov.uk, check long term flood risk

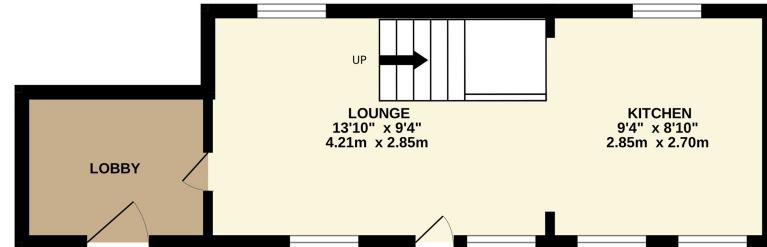
www.gov.uk/check-long-term-flood-risk

This character cottage is situated in a lovely rural location at Higher Waterston, Dorchester.

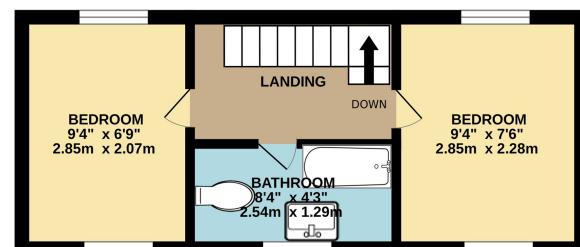
The property benefits from an open plan living area, kitchen and storage at the front of the property with two bedrooms and a bathroom on the first floor. Further benefits include communal gardens and parking.

An additional payment of £65pcm to cover water and sewerage rates and communal gardening is invoiced directly from the landlord.

GROUND FLOOR



1ST FLOOR



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. These particulars, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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