



LLEYN COTTAGE  
PIDDLIHINTON  
Dorset, DT2 7SW

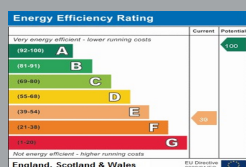


£900  
PER CALENDAR MONTH



# 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](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website

[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Medium. For more information

refer to [gov.uk](http://gov.uk), check long term flood risk

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

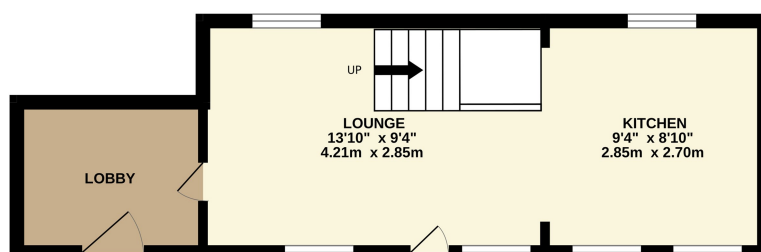


This character cottage is situated in a lovely rural location at Higher Waterston, Dorchester.

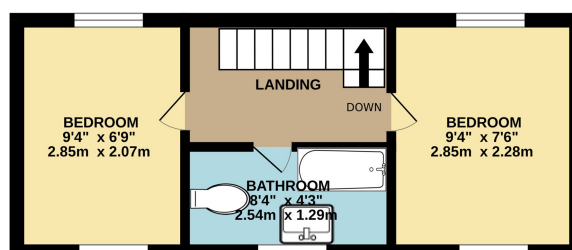
The property benefits from an open plan living area, kitchen and storage at the front of the property with two bedrooms and a bathroom on the first floor. Further benefits include communal gardens and parking.

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. Fixtures, 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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