

4, Kingscote, Queens Avenue, Dorchester, DT1 2EW



- Close to local amenities
 - Period features
- Lounge diner with bay window
 - Double bedroom

- Resident parking
- First floor apartment
- Kitchen with appliances
 - Bathroom

£950 Per Month

A newly redecorated and re-carpeted first floor apartment situated in converted building, just a short walk from local amenities.

Available now for a long term tenancy.

An external staircase leads to the first floor and then to a side aspect entrance door with space for storage and door into living accommodation. A particular feature of the flat is the large sitting room with a large front aspect bay window with bespoke fitted shutters. There is space for a table and chairs and has a feature electric fire.

Off the sitting room is the kitchen which has a range of units, breakfast bar and appliances.

An inner hallway leads to the bedroom and bathroom and has a large walk-in store room.

The bedroom is a light and spacious dual aspect room with exposed wooden floorboards. The bathroom has a white suite comprising bath with overhead shower, basin and toilet.

The property offers resident's parking to front of property.

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: - £950.00 per calendar month / £219.00 per week
Holding Deposit - £219.00
Security Deposit - £1095.00
Council Tax Band - B
EPC Band - D
No deposit option available via Reposit

OUTSIDE

Services
Mains gas, water, drainage, electricity.
Gas central heating system.

Local Authority
Dorset Council
Tel: 01305 251010.

SITUATION

Queens Avenue is considered one of the most desirable locations in Dorchester and has a tree lined avenue. The County Town has a number of highly regarded schools, leisure facilities and the County Hospital. The town centre provides a good range of shops, restaurants and facilities.

Dorchester South and Dorchester West train stations provide links to London Waterloo and Bath/Bristol Temple Meads.

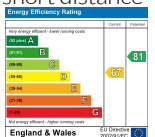
Sporting facilities include Dorchester rugby, football and cricket clubs, tennis and squash at the Dorchester Tennis and Squash club; golf at Came Down and sailing/water sports at Weymouth and Portland.

There is outstanding walking and riding across the surrounding countryside and along the World Heritage Jurassic coastline.

DIRECTIONS

<https://what3words.com/quicksand.coaster.down>

From our offices in High West Street proceed to the Top 'O' Town roundabout, taking the first exit left into Albert Road. Continue along the road, bearing left into Cornwall Road. At the traffic lights proceed straight over, into Maumbury Road and at the next set of traffic lights turn right into Weymouth Avenue. Proceed along Weymouth Avenue, taking the second right into Queens Avenue. Proceed along the road and after a short distance the property will be on your left hand side.



PouLets/HL/05/05/26



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.