



## 7, Lydgate Street, Poundbury, DT1

A modern four bedroom town house located in the heart of Poundbury, a short walk away from Queen Mother Square and the Buttermarket.

Holding Deposit - £392

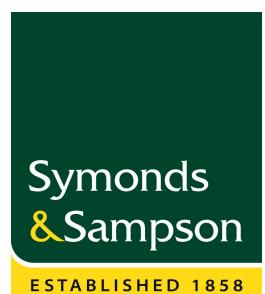
Security Deposit - £1961

Council Tax Band: E

EPC: C

No deposit option via Reposit available.

**Rent: - £1700 per calendar month / £392 per week**



# Lydgate Street, Poundbury, DT1

Viewing strictly by appointment through Symonds & Sampson Poundbury Lettings Office on 01305 251154

## The Property

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

A modern four bedroom town house located in the heart of Poundbury, a short walk away from Queen Mother Square and the Buttermarket.

On the ground floor there is an entrance hall with under stairs storage cupboard and separate W/C. The open plan kitchen dining room offers ample space for a dining table. The kitchen is fitted with a range of wall and floor mounted units with worktop surfaces over. There are integrated appliances including a double oven and fridge freezer. There is space for one plumbed in appliance in the kitchen and one in the separate utility room. Double French doors open out from the kitchen onto the garden.

The first floor provides a sitting room with feature gas fireplace and Juliet balcony. The master bedroom is equipped with an en-suite shower room.

The second floor boast three further bedrooms, two doubles with fitted wardrobes and one single. There is also an airing cupboard on the landing and family bathroom with a bath and shower over.

To the rear of the property is an enclosed garden with patio and lawn area. The property benefits from a double garage which has power and light. The property has been recently decorated throughout to a high standard.

The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, mains Gas and mains Electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

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

Holding Deposit - £415

Security Deposit - £2,075

Council Tax Band: E

EPC: C

No deposit option via Reposit available.

## Situation Text - Poundbury

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

Amenities include a Waitrose with plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops and the Damers First School.

Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles

From the Poundbury office, turn right onto Peverell Avenue West and then take the first left on to Lydgate Street. The property can be found on the left side of the street.

**Available** for an initial term of 6/12 months

**Utilities** Mains electricity, gas, water and drainage.  
Council Tax Band: (tbc) E

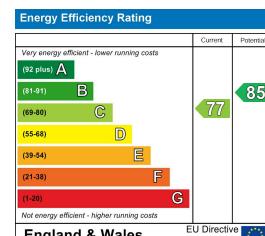
**Restrictions** No Smokers and no pets/pet considered at landlord discretion.

**Holding Deposit** £ Equivalent to 1 weeks rent to be paid to the Agent to hold the property whilst undertaking the referencing process.

**Rent** £ per month / £ per week

**Deposit** ££2,076 Equivalent to 5 weeks rent to be held under the terms of the Tenancy Deposit Scheme for the duration of the tenancy. Reposit, a deposit replacement product, is also available for non-refundable service charge equal to one weeks rent. Please contact the local office for further information or visit

<https://reposit.co.uk/tenants/>



EPC: C

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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



01305 251154

Symonds & Sampson LLP

Arch Point House 7 Queen Mother Square, Poundbury,  
Dorset, DT1 3BY

poundbury@symondsandsampson.co.uk

SURVEYS

VALUATIONS

PLANNING

LETTINGS