



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 a 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: - £1800per 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

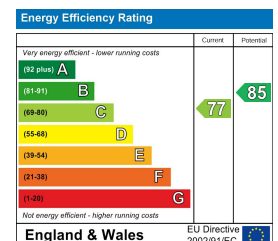
Restrictions No Smokers and no pets/pet considered at landlord discretion.

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



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