



## 16a, Buttermarket, Poundbury, Dorchester, Dorset, DT1 3AZ



- Available mid September for an initial 12 month tenancy
  - Private entrance on the ground floor
- Rent: - £1200 per calendar month / £276 per week
  - Security Deposit - £1384
  - EPC Band: C
- Overlooking Buttermarket Square with a balcony
  - Allocated parking
  - Holding Deposit - £276
  - Council Tax Band: B
- No deposit option via Reposit available

£1,400 Per Month

A well presented maisonette with its own entrance and balcony overlooking the Buttermarket Square available now.

The property is located over the first and second floors of this attractive building. The private entrance is located to the rear of the building with a hallway and staircase leading to the first floor.

The accommodation comprises; entrance hall with storage cupboard and stairs leading to the first floor. There is an open plan living kitchen area with French doors opening onto a balcony overlooking Buttermarket square. The modern fitted kitchen is fitted with wall and floor mounted units and integrated appliances including; an electric oven, gas hob, extractor hood, fridge and washer dryer.

The second floor offers a family bathroom, with shower over the bath and two bedrooms with the main bedroom benefiting from a fitted wardrobe.

The apartment has one allocated off road parking space which is located to the rear of the building.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage, mains Gas and mains Electric. There is limited 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: - £1400 per calendar month / £323 per week

Holding Deposit - £323

Security Deposit - £1615

Council Tax Band: B

EPC Band: C

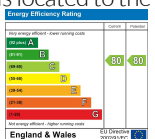
\*No deposit option via Reposit available\*

## SITUATION

Poundbury is an urban extension to the County town, built on the principles of architecture and urban planning as advocated by The Prince Of Wales in 'A Vision of Britain'. Poundbury gives priority to people, rather than cars, and is a mixture of commercial buildings with residential areas, shops and leisure facilities to create a walkable development. The property is situated in a convenient location in the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries and doctors' surgeries, along with a number of specialist outlets and a First School.

The county town of Dorchester has a great selection of both independent and national retailers, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour.

From our Poundbury office turn left into Peverell Avenue East and follow the road down until you reach the first roundabout on Bridport Road. Take the 3rd exit off the roundabout and continue up Bridport Road, once at the Buttermarket take the left hand turn in front of the Buttermarket building (which is in the middle of the road). The maisonette is located on the right hand side next to Honey Bee Cafe. The access to the property is located to the rear of the building.



PouLets/HL/15/04/2026



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