



22, Prout Bridge, Beaminster, DT8 3AY

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- Unfurnished
- Available immediately
- Historic building

- Long term let
- Newly refurbished
- Close to town centre

£1,250 Per Calendar Month/£288 Per week

Recently renovated and very attractive historic cottage within walking distance of the town centre.

Available immediately for an initial 12 month tenancy.

Accommodation comprises of living room with feature wood burner, second reception room with flagstone flooring and fireplace for decorative purposes and kitchen with built in electric oven and hob, with a free standing washing machine and fridge/freezer.

On the first floor is three double bedrooms. The main bedroom has built in wardrobes and bedroom two has a built in storage cupboard. The family bathroom has a shower over the bath.

The rear garden is a courtyard garden with an outside storage cupboard.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is good. There is a very low risk of flooding as stated by the GOV.UK website. The property has electric heating and is unfurnished.

Rent - £1,250.00 per calendar month / £288.00 per week

Holding Deposit - £288.00

Security Deposit - £1,442.00

Council Tax Band - C

EPC Band - E



SITUATION TEXT - BEAMINSTER

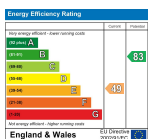
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

DIRECTIONS

What3words- ///beak.fail.wildfires



BridLets/RT/13.10.25



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