



29 Venator Place, Wimborne

Myddelton&Major



29 Venator Place, Wimborne, Dorset, BH21 1DQ

- Detached house
- Garage
- Cul de sac location
- Walking distance of town centre
- Enclosed rear garden
- short term let

The Property

The accommodation includes large sitting room with open archway into a dining space with patio doors into the rear garden. Kitchen with additional area for seating and rear back door. Ground floor cloakroom with WC and basin and office with window overlooking the front of the property.

To the first floor are 4 bedrooms, including a two double rooms, a single room a nursery room. Bathroom with shower over the bath.

The garden is laid to patio outside the rear door with side access to the garden, the rest of the garden is mainly laid to lawn. Single garage with up and over door and parking for several vehicles to the front of the property.

A light and spacious detached family home with 4 bedroom, 3 reception rooms, good sized garden and single garage.

6 month let. Available to let unfurnished from early November 2023.

Size: 1,546 sq ft

Council Tax: East Dorset 2023/24
£2.953.00. Band E



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

Location

The delightful Minster town of Wimborne offers excellent amenities with many independent shops, cafes, bars and restaurants and a cinema/theatre and Waitrose supermarket.

Set between the Cranborne Chase Area of outstanding natural beauty to the north, the New Forest National Park to the east and the famous World Heritage Jurassic coastline to the south.

Bournemouth and Poole, with their full range of amenities and both being on the London Waterloo line, are close by, about 10 and 7 miles away respectively.

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Myddelton & Major

Ground Floor

First Floor

Total area: approx. 143.6 sq. metres (1546.0 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS
 Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
 COPYRIGHT CLEARPLANZ

Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 579 lettings@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major