



Orchard Cottage, Mosterton



Rent: £1,180 PCM

A picturesque 2 bedroom detached cottage set in the heart of Mosterton.

Size: 1,579 sq ft

Council Tax: West Dorset £2,176.12 (2023/24), Band C



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 electricity, water and telephone. Oil fired central heating & water. **Other Fees:** See Website.

Orchard Cottage , Mosterton Beaminster, Dorset, DT8 3HH

- DETACHED COTTAGE
- LOG BURNER
- PRIVATE GARDEN
- 2 BEDROOMS
- SINGLE GARAGE
- PETS CONSIDERED WITH 3% PET SURCHARGE

The Property

Orchard Cottage is a charming detached property arranged over two floors. Recently redecorated throughout, the generous accommodation amounts to over 1500 sq. ft, and includes a large, bright entrance hall leading into a good-sized reception room with original beams and impressive fireplace containing a log burner. The kitchen is well-fitted with plenty of worktop space and ample under counter space for domestic appliances. A small conservatory leads out to a very private garden with an attractive well and a single garage to the rear of the property. On the first floor is a large bathroom with a bath and over the bath shower. There are two good-sized double bedrooms.

Location

Mosterton is a pleasant village approximately 3 miles north of Beaminster & 2 miles from Crewkerne.

It is served by a regular bus service from Yeovil to Bridport & has a shop, primary school & The Admiral Hood Pub all within walking distance of its location. Beaminster offers further amenities and opportunities for shopping and dining. The stunning Jurassic Coast, with its well known cliffs and beaches just a short drive away, providing opportunities for coastal walks and scenery.

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			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Detached Garage

Garage
5.20m x 2.65m
(17'1" x 8'8")

Ground Floor

Conservatory
1.92m x 2.10m
(6'4" x 6'11")

Kitchen
1.92m x 6.65m
(6'4" x 21'10")

Entrance Hall

Sitting Room
4.78m x 6.40m
(15'8" x 21')

First Floor

Bedroom
1.71m x 2.02m
(5'7" x 6'8")

Bedroom
3.74m x 2.92m
(12'3" x 9'7")

Bedroom
5.08m x 2.32m
(16'8" x 7'7")

Total area: approx. 146.8 sq. metres (1579.9 sq. feet)

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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.

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