



Symonds
& Sampson

2 Dairy Cottage

Mapperton, Beaminster,

2 Dairy Cottage

Mapperton
Beaminster
DT8 3NP



- Unfurnished
- Available immediately
 - Long term let
 - Rural location
 - Large garden
 - Off road parking

£1,250 Per Calendar Month

Bridport Lettings
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

A three bedroom semi-detached cottage situated on the Mapperton Estate with countryside views.

DIRECTIONS

From our office in Beaminster, proceed past The Square and just past the Bridge House Hotel, turn left signposted Maiden Newton and Dorchester. Proceed for approximately 1.5 miles turning right signposted Mapperton and Marsh Farm will be found after a short distance on your left hand side

ACCOMMODATION

Available immediately.

The cottage accommodation is comprised of sitting room with feature wood burner, dining room and kitchen/breakfast with space for appliances.

On the first floor is two double bedrooms and the family bathroom. There is off road parking parking and a large garden with countryside views.

Water is £50 per month paid directly to the estate. The rent is exclusive of all utility bills including council tax, electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is poor, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has electric central heating and is let unfurnished.

Rent - £1,250.00 per calendar month / £288.00 per week
Holding Deposit - £288.00
Security Deposit - £1,442.00
Council Tax Band - D
EPC Band - E

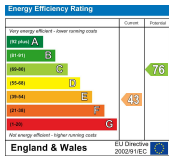
DIRECTIONS

What3words- ///described.snowboard.encode

SITUATION

The property is located on the outskirts of the small West Dorset village of Mapperton, approximately two miles from Beaminster. Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.





Office/Neg/Date



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT