



4, Harptree Court, Poundbury, Dorchester, Dorset, DT1 3DN

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- Unfurnished
- Available Immediately
- Modern fitted Kitchen

- Long term tenancy
- Good size Lounge
- One parking space to front

£1,400 Per Month

A beautifully presented end of terrace, two storey house situated in a quiet courtyard location, within the sought-after development of Poundbury, close proximity to both the Queen Mother Square and The Great Field.

Available immediately for a long term tenancy.

Accommodation briefly comprises of good sitting room with understairs cupboard, modern fitted kitchen including oven, hob and extractor hood, fridge/ freezer, dishwasher and washer/dryer, two double bedrooms, family bathroom and ground floor WC. Upstairs airing cupboard.

Additionally the home benefits from one allocated parking space.

Rent: - £1,400.00 per calendar month / £323.00 per week

Holding Deposit - £323.00

Security Deposit - £1,615.00

Council Tax Band: C

EPC Band: C

No deposit option via Reposit available

SITUATION

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

ACCOMMODATION

Entrance - Upon entry to the property, you are immediately taken through to the hallway, with access granted to all ground floor rooms - including the WC.

Sitting Room - A good-size sitting room provides a comfortable living space and features wooden flooring throughout. A front aspect bay window allows natural light to enter the room.

Kitchen - The kitchen is fitted with a range of cream wall and base level units with worksurfaces over and tiled flooring throughout. Integral appliances include a washing machine, Hot Point dishwasher, Lamona fridge-freezer, Bosch double oven and four-ring gas hob. There is space for dining furniture if desired.

Bedrooms - There are two double bedrooms at the property, both fully carpeted and appointed with Velux windows and front aspect windows.

Bathroom - A stylish family bathroom, furnished with a panel enclosed bath with part-shower screen and shower attachment, WC and wash hand basin. The room is complete with tiled flooring.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains gas and mains electricity. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a low flood risk at the property as stated by the gov.uk website.

There is mobile coverage in the area, please refer to Ofcom's website for more detail.

The council tax band is C.

MATERIAL INFORMATION

Available immediately

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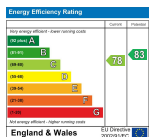
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Poulets/HL/17/06/26



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