



84 Dorchester Road, Maiden Newton, Dorset DT2 0BG

A beautifully presented unfurnished first floor flat forming part of converted chapel.

Dorchester 8 Miles; Bridport 12 Miles

- Spacious Living Area / Kitchen
- One Bedroom
- Allocated Parking for One Car
- Available End of February
- Suit Professional Person
- No Smokers / Children / Pets
- Long Let
- Deposit: £951
- Council Tax Band: A
- Tenant Fees Apply

£825 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Solid front door from the front leads into;

ENTRANCE HALL

With stairs rising and fitted carpet.

STAIRS AND LANDING

Split stairs to first floor with original stained glass windows, beams, radiator and fitted carpet.

Doors to;

CLOAKROOM

White suite comprising low level WC, wash hand basin with storage below, heated towel rail, extractor fan and vinyl floor.

UTILITY

Wood effect worksurface with space below for washing machine and tumble dryer, door to cupboard housing the water tank and heating controls, Velux window and vinyl floor.

OPEN PLAN KITCHEN / LIVING AREA

27'9" (18'0") x 13'5" (10'4")

Spacious room with original feature beams, Velux windows, radiators, television points and fitted carpet to the living area. The kitchen area comprises white base and drawer units, wood effect worksurface with stainless steel sink unit, integrated dishwasher, electric oven and hob, space for fridge freezer and vinyl floor.

BEDROOM

12'2" x 9'4"

Double with beam, Velux window, radiator and fitted carpet. Door to walk in wardrobe with hanging rails and light.

BATHROOM

White suite comprising, P-shaped bath with shower over, shower screen, low level WC, vanity wash hand basin, mirror with shaver point, heated towel rail, Velux window, beam, extractor fan and vinyl floor.

OUTSIDE

To the side of the property there is allocated parking for one vehicle. From the front a shared pathway leads around the side and to the rear of the property with shared paved area which would be ideal for a small table and chairs, Steps lead up to the front door.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric heating system

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone

Local Authority - Council Tax Band A

SITUATION

84 Dorchester Road forms part of this beautifully converted chapel situated in the heart of Maiden Newton. Maiden Newton is a bustling village with a pub, well-stocked convenience store, newsagent, petrol station with mini-supermarket, doctor's surgery, primary school, hardware store, village hall and train station. There are excellent road links to Dorchester and Bridport and the village is surrounded by lovely countryside with excellent walking via the many footpaths leading in all directions.

DIRECTIONS

From Bridport follow the A35 towards Dorchester and Weymouth for approx. 7.5 miles. Turn left signposted Kingston Russell. Follow the

road straight for 4.5 miles. At the T-junction turn right onto the A356 and head into Maiden Newton. Follow the road for a short distance passing Chilfrone Lane on your left and the chapel can be found on the left handside. For ease on the day we would recommend that you park in Chilfrone Lane and walk down to the property.

What3words: ///domestic.frozen.repeating

LETTING

The property is available to rent on a long term basis on a renewable Assured Shorthold Tenancy, unfurnished and is available from the end of February. RENT £825 per calendar month exclusive of all charges. DEPOSIT £951 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets/Children. Would Suit Professional(s). Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk
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