



**23 The Beeches, Beaminster, DT8 3SL**

**TO LET**

**£1450 PCM**

A well-appointed four-bedroom family home in a popular residential area. The property comprises of Living/ Dining room, cloakroom and fully fitted kitchen. Upstairs there is four good sized bedrooms, one with an en-suite shower room and a further family bathroom. No Smoking.





Hall  
White painted neutral walls, neutral carpet flooring.  
Downstairs cloakroom and large under stairs storage cupboard.

Living Area  
White painted neutral walls, neutral carpet flooring.  
Front aspect window. Marble feature fireplace with electric fire. TV Point. 4.84m x 3.45m

Dining Area  
White painted neutral walls, neutral carpet flooring.  
Rear aspect with patio doors to garden. 3.45m x 2.96m

Kitchen  
Cream shaker style wall and base units. Marble effect laminate worktop. Stainless sink and drainer. 4.57m x 2.27m

First Floor:

Bedroom One  
Double size bedroom front aspect. White painted neutral walls, neutral carpet flooring. En-suite shower room. 3.61m x 3.52m

Bedroom Two  
Double size bedroom front aspect. White painted neutral walls, neutral carpet flooring. Built in double wardrobes. Airing Cupboard. 3.47m x 3.39m.

Bedroom Three  
Double size bedroom rear aspect. White painted neutral walls, neutral carpet flooring. Built in double wardrobes. 2.85m x 2.84m

Bedroom Four  
Double size bedroom rear aspect. White painted neutral walls, neutral carpet flooring. Built in overbed storage cupboards. 2.98m x 2.71m

Bathroom  
Ceramic stone effect tiled walls. Vinyl flooring. White

bathroom suite comprising of WC, hand wash basin & large curved bath with glass shower screen. Wall mounted chrome shower. Chrome Towel rail. Rear aspect obscure glazed window.

Outside  
Driveway parking and a large garage.  
Enclosed rear garden with laid lawn, Patio & mature shrubs.

Services  
Mains Electricity, Gas, Water & Drainage are connected.  
Gas fired central heating throughout the property.

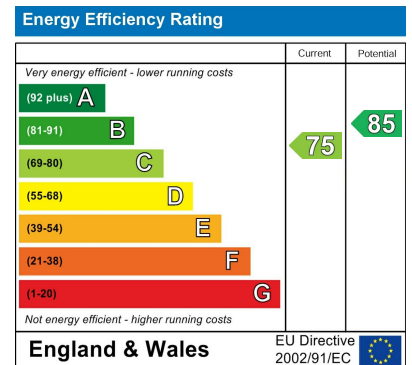
Council Tax: Local Authority Dorset Council - Council Tax Band B.

ENERGY PERFORMANCE: C (75)

RENT: £1450.00 PCM  
HOLDING DEPOSIT £334.61  
(equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit.  
Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES  
£1450.00 Rent in Advance  
£1673.07 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWING  
Strictly by Appointment.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements