

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**Forgeside, Hoopers Lane Puncknowle,  
Dorchester, Dorset, DT2 9BE**

**TO LET  
£1500 PCM**

A well-presented and extended Three Bedroom detached bungalow with large front and rear gardens and parking for several cars. Council Tax Band: E EPC: E (49) No Smoking



A well-presented and extended Three Bedroom detached bungalow with large front and rear gardens and parking for several cars.

**Open Plan Kitchen/ Dining Room**

Dual aspect, newly fitted kitchen with built-in Oven, hob, extractor hood, dishwasher and fridge freezer. Door to rear garden. 7.85m x 4.64m (Approx)

**Living Room**

Dual aspect with newly fitted Log burner. 4.76m x 3.32m

**Utility Room**

Rear aspect with stainless steel sink, storage cupboards and space for washing machine/ tumble dryer 2.47m x 1.49m

**Bathroom**

Bath, wall mounted shower with rainfall showerhead, glass shower screen. Vanity unit incorporating WC and handwash basin. Wall mounted mirror. 2.96m x 2.46m

**Bedroom One**

Rear aspect, double size 3.70m x 3.47m

En suite shower room with walk-in shower enclosure, vanity unit incorporating WC and handwash basin. Wall mounted mirror. Natural light tunnel. 2.59m x 1.62m.

**Bedroom Two 2.89m x 2.67m**

Front aspect, double size.

**Bedroom Three**

Side aspect, small double size with built-in wardrobe. 3.70m x 2.85m

**Outside**

Large front and rear gardens with a storage shed/ garage. Landscaped with flowerbeds to the side. Parking for several cars.

Heating Type: Oil Fired Central Heating.

**SERVICES**

Electricity and mains water & waste.

**COUNCIL AUTHORITY**

West Dorset District Council.

Council Tax Band: E

Energy Performance E (49)

RENT £1600.00 Per calendar month

£369.23 HOLDING DEPOSIT (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**

£1600.00 Rent in Advance

£1846.15 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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