



**LOWER ENCOMBE, ENCOMBE, BH20**  
£1,500 per month\*

**Carter Jonas**



# ENCOMBE, CORFE CASTLE, WAREHAM, BH20 5LW

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Garden
- Parking
- Unfurnished

## LOCATION

There are wonderful walks from the house along the coast, Kingston has a popular pub and the village and National Trust site of Corfe Castle is 2 miles away with a variety of shops, pubs and a C of E Primary School. Poole is a short drive away and the airports of Bournemouth and Southampton within an easy drive.

## THE PROPERTY

The property has been comprehensively refurbished throughout and the accommodation comprises of a reception room with wooden floor and open fireplace, newly fitted kitchen with electric oven and hob, log burner and space for a washing machine, fridge, tumble dryer or freezer. There is space for a table.

Upstairs there is a double bedroom with two small built in cupboards, wonderful views, a single bedroom and a newly fitted bathroom with showers over the bath.

## OUTSIDE

There are open lawns to the front of the cottage, a terrace to the rear, an outside tap and small outbuildings. There is driveway parking.

Holding deposit equivalent to 1 week's rent = £346  
Deposit equivalent to 5 weeks' rent @£1500pcm = £1730

A charming 2 bedroom semi-detached period cottage in an idyllic rural location in the heart of a stunning private Estate on the Jurassic Coast. The train station in Wareham is 12 mins away and gives access to London Waterloo in approximately 2 hours.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION

Offers	Offered for a 3 year term
Viewing	Strictly by appointment
Local Authority	Dorset (Purbeck) - Council Tax Band D







**T: 01962 876838**

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: [winchester-residentiallettings@carterjonas.co.uk](mailto:winchester-residentiallettings@carterjonas.co.uk)

**carterjonas.co.uk**  
Offices throughout the UK



#### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.