



Church Lane, Sutton Waldron

Myddelton & Major



Rent: £1,600 PCM

## Glen View, Church Lane, Sutton Waldron Blandford Forum, Dorset, DT11 8PB

- AVAILABLE FOR 12 MONTHS
- 3 BEDROOMS
- GARAGE
- PEACEFUL VILLAGE SETTING
- DETACHED BUNGALOW
- PRIVATE GARDEN
- PARKING FOR 3 VEHICLES
- PET PERMITTED WITH PET SURCHARGE

### The Property

A generously sized hallway leads to all three bedrooms which are good double sized. The kitchen includes a breakfast bar and provides ample worktop space and storage, a living room with an open fireplace and French doors out onto a raised patio area which is perfect for garden furniture. The property has recently been redecorated throughout and further benefits from a very private garden, single garage and parking for 3+ vehicles on its private driveway.

### Location

Sutton Waldron is a quiet village that lies in wonderful countryside on the edge of The Blackmore Vale, having a church & village hall. It is positioned between the larger villages of Fontmell Magna which has a village shop & post office and Iwerne Minster, which has a good country pub/restaurant. Locally, there is a good range of primary and secondary schools including the nearby independent Clayesmore School in Iwerne Minster. The larger towns of Shaftesbury (6 miles) and Blandford Forum (7 miles) both have a wide range of shops, banks, schools and supermarkets. Poole & Bournemouth can both be reached in under 45 minutes.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

A bright and airy, three bedroom detached bungalow located in a beautiful conservation area with far reaching views across open countryside.

**Size:** 1129 sq ft

**Council Tax:** North Dorset £2,946.79 (2024/25), Band E



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**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Oil fire boiler, mains electricity, water and telephone.

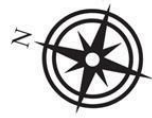
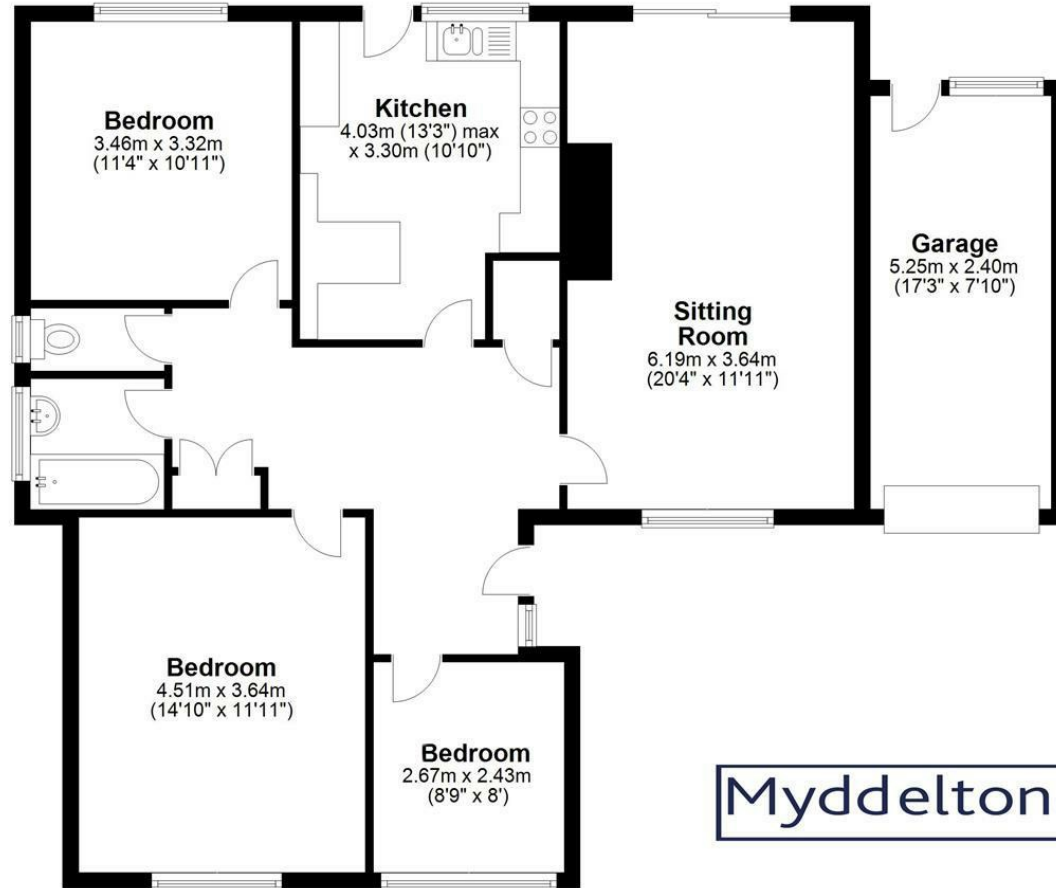
**Other Fees:** See Website.





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**Ground Floor**



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Total area: approx. 105.0 sq. metres (1129.9 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>79</b>
(55-68) <b>D</b>	<b>55</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	

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