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ESTATE AGENTS

**MOSAIC MEWS**

BLANDFORD PRIMARY, DT11 9FS



# £1,600

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- STYLISH KITCHEN
- LOUNGE/DINING ROOM
- BATHROOM, ENSUITE AND CLOAKROOM
- ENCLOSED REAR GARDEN WITH PATIO
- OFF ROAD PARKING FOR TWO VEHICLES

Conveniently located in Blandford St Mary, this three bedroom semi-detached home offers well proportioned accommodation including a stylishly appointed kitchen with fitted oven and hob as well as a lounge/diner on the ground floor with a cloakroom and useful understairs storage cupboard.

On the first floor there are three bedrooms - the master with ensuite shower room, as well as a family bathroom with bath, wash basin and WC. An airing cupboard is located on the landing.

The rear garden is laid to grass with a patio area and enclosed with privacy fencing.

Off road driveway parking for two vehicles.

EPC: B



**Minimum 12 month rental.**

Apart from oven and hob - no other white goods fitted.

Please note: - the property is located on a new estate which is still in the course of construction - works will be in progress Monday - Friday.

**NB -**

In accordance with the Estate Agency Act 1979 an interest in this property is declared.









## First Floor

Bedroom 1	4.280m x 2.493m	14'1" x 8'2"
Bedroom 1 En Suite	2.493m x 1.200m	8'2" x 3'11"
Bedroom 2	3.130m x 2.493m	10'3" x 8'2"
Bedroom 3	3.527m x 2.087m	10'9" x 6'10"
Bathroom	2.087m x 1.970m	6'10" x 6'6"



## Ground Floor

Living/Dining Room	5.467m x 4.668m	17'11" x 15'4"
Kitchen	3.169m x 2.493m	10'5" x 8'2"
Cloaks	1.970m x 0.915m	6'6" x 3'0"

Cloaks Cloakroom WS Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sales, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TURNER\_897\_CBD1

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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