

Property details approval form

Myrtle Cottage, High Street, Spetisbury, Blandford Forum, Dorset, England, DT11 9DL

Date: 19 September 2024

Property Ref and Version: BLF306256 - 0001

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**Got it Selling your
home
with us!**

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > 3 BEDROOM 3 STORY COTTAGE
- > UPVC DOUBLE GLAZING
- > 175 FT GARDEN
- > OUTBUILDING/OFFICE AND SUMMER HOUSE

○ Short Description

3 Double bedroom converted Detached bungalow with STUNNING views over surrounding countryside??. Good sized accommodation with 3 double bedrooms and family bathroom, Outside there is off road parking for several vehicles and a mature garden with an outbuilding/office and summer house.

○ Long Description

3 Double bedroom mid terrace cottage with STUNNING views over surrounding countryside and direct access to the river via the garden.

Good sized accommodation split over 3 floors with 2 double bedrooms on the middle floor and a spacious loft room also benefiting from large eves storage and family bathroom, Outside there is on street parking and a 20 ft garden with an outbuilding/office and summer house.

Spetisbury Village has an array of shops, pubs, nursery's and primary schools and benefiting from a number of social activities run by the Village Hall on a regular basis such as country walks and cycles.

○ Directions

○ Agents Note

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○ Room Description

Lounge

11' 5" x 11' 2" (3.48m x 3.40m)

Carpeted with front aspect double glazed window, feature working fireplace with mantle, radiator, TV and telephone point electrics cupboard.

Dining Room

11' 3" x 9' 6" (3.43m x 2.90m)

Carpeted with rear aspect door to rear garden, radiator and storage cupboard.

Kitchen

8' 1" x 6' 6" (2.46m x 1.98m)

Karndean wood effect flooring with side aspect double glazed window, Oak wood work tops with a range of wall and base units, stainless steel sink with drainer, 4 ring gas hob with extractor fan and hood over and oven, space for fridge freezer and washing machine.

Utility Room

6' 7" x 3' 8" (2.01m x 1.12m)

Kardene flooring with rear aspect door to rear garden, range of wall and base units and radiator.

Bedroom 1

11' 2" x 10' 9" (3.40m x 3.28m)

Carpeted with front aspect double glazed window, feature fireplace (currently not working), radiator and storage cupboard.

Bedroom 2

9' 2" x 8' 7" (2.79m x 2.62m)

Carpeted with rear aspect double glazed window, radiator and over stairs storage cupboard housing the boiler.

Bedroom 3

10' x 9' 6" (3.05m x 2.90m)

Carpeted with rear aspect double glazed window and radiator.

Bathroom

Lino wood effect flooring with fully tiled walls, rear aspect double glazed frosted window, low level WC, hand wash countertop basin with waterfall mixer tap and vanity unit below and mirrored vanity wall mounted unit over, corner bath unit with waterfall shower over, radiator and towel holder.

Front Garden

Boarded with mature bushes and trees.

Rear Garden

Enclosed approx 200 ft long garden with Indian sandstone patio, Mainly laid to lawn backing onto and direct access to the beautiful River Stour, garden shed, insulated outbuilding/office with power and lights, a summer house and in ground trampoline.

Outbuilding

7' 5" x 5' 5" (2.26m x 1.65m)

Insulated office with electric.

Summer House

8' 7" x 6' 8" (2.62m x 2.03m)

Wooden summer house with storage cupboards.

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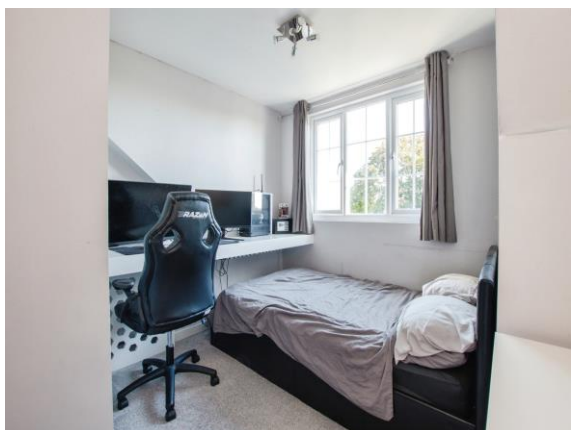
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○ Property Images



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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

Olivia Curtis		
Mr J.P. Oliver		