



**CHAFFERS**  
ESTATE AGENTS



## 9 Comerwicke

Okeford Fitzpaine, Blandford Forum, DT11 0FJ

This modern end-terrace home is beautifully maintained, featuring a bright sitting room, sleek kitchen/diner, and a cloakroom on the ground floor. Upstairs, three double bedrooms include a master with an ensuite, while the others share a family bathroom. The easterly facing garden offers a lawn, patio, and shed, with parking for two cars.

**£365,000 Leasehold**

Council Tax Band: C

## 9 Comerwicke

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- Large Easterly Garden
- 8 Years Remaining NHBC Warranty
- Kitchen/Diner
- En Suite to Master
- Two parking spaces
- Efficient to own
- Modern Finish
- Ideal family home
- 988 years remaining on lease

### Description:

This roomy and modern end-terrace home is offered to the market in remarkable condition and has been thoughtfully decorated by the current owners. On the ground floor offers a pleasant dual-aspect with East to West facing windows in both the sitting room, with patio doors to the garden. A welcoming entrance hall segregates the sitting room and kitchen/diner with access to the first floor and Cloakroom. A modern and sleek kitchen/diner with gas hob, integral fridge and freezer offers undercounter lighting for culinary endeavours and space for a dining room table to host whilst also entertaining guests.

Upstairs there are three generous double bedrooms, the master bedroom offers an en suite shower room. The other two bedrooms are serviced by a principle family bathroom with a shower over bath unit. One of the bedrooms has been utilised as an office but would quite easily return to a bedroom.

Outside the rear an easterly facing garden has ample space for cultivating or horticulture. At present it offers a blank canvas mostly laid to lawn with a fence border and a patio on which to enjoy alfresco dining or use the cold plunge you've been avoiding. A shed offers convenient storage and a gate to the front grants convenient access to the parking area for two cars.

### Useful Information

This home offers 8 Years of Warranty with NHBC

A lengthy lease of 988 years remaining

Service Charge £567.75

Council Tax Band C

### Location Information:

Okeford Fitzpaine is a picturesque conservation village in a delightful setting at the southern end of the lovely Blackmore Vale and at the foot of Okeford Hill and nearby Bulbarrow Hill which command magnificent views and provide superb walks. There are many old period cottages and houses, an historic parish church, post office stores and inn. Shillingstone 1 mile, Sturminster Newton 4, Blandford 6, Poole 20, Bournemouth and the Dorset coast about 25 miles. The A303 approximately 18 miles.



### Directions

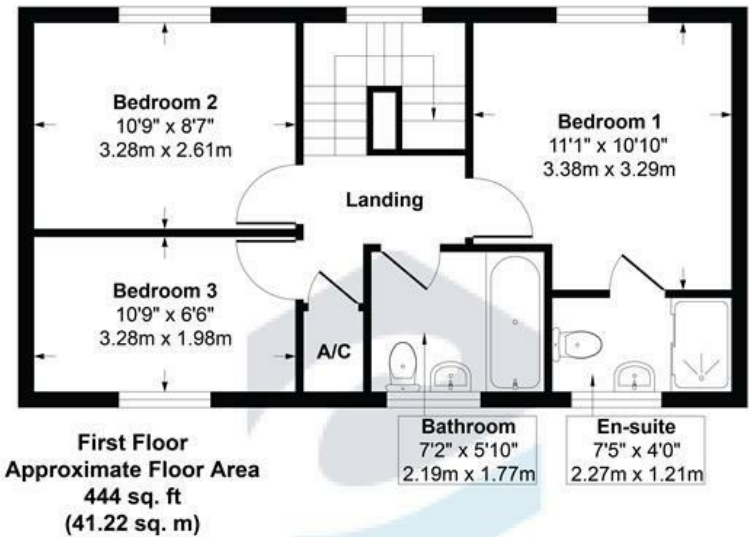
Postal Address: 9, Comerwicke Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0FJ  
What3Words: ///rally.enlighten.inversion





Floor Plan

Comerwicke Okeford Fitzpaine, Blandford Forum, Dorset, DT11



**Approximate Gross Internal Floor Area 888 sq. ft / 82.44 sq. m**  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC