



Percy Gardens, Blandford Forum, Dorset

A well maintained bungalow situated in a quiet cul de sac location, with a good sized garden and offered to the market with no forward chain.

Guide Price
£440,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Percy Gardens,
Blandford Forum,
Dorset,
DT11 7PN**

- No forward chain
- Situated at the end of a quiet cul de sac
 - Generous wrap around garden
 - Garage & driveway parking
 - Three bedrooms
 - Bathroom
 - Separate cloakroom
 - Sitting dining room
- Potential to extend (subject to relevant permissions)

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A good sized bungalow sitting on nice plot situated in a tucked away cul de sac location with close proximity to Blandford town centre and offered with no forward chain.

Upon entry to the property there is a hallway providing access to all the principal rooms. The heart of the home is the dual aspect sitting dining room, which has a fireplace as a focal point to the room. The kitchen is situated to the front of the property, comprising of a range of wall and base units, set with a counter top and includes a sink and electric hob and oven with space for white goods.

The master bedroom is a generous room accommodating a large double bed and freestanding furniture with built in wardrobes. The second bedroom is a double and includes a built in wardrobe. The third bedroom is currently arranged as a formal dining room but would accommodate a single bed or a small double. The bathroom comprises of a bath with overhead shower, basin and w.c. The separate

cloakroom comprises of a w.c. and basin.

The bungalow would benefit from updating and offers scope for extension.

Outside

The bungalow is approached by a shared gravel driveway providing parking for several vehicles and provides access to the detached single garage. The garden wraps around the property and is of a nice size. Predominantly laid to lawn part bound by an established hedgerow with colourful stocked borders. The plot offers scope for extension subject to relevant permissions.

Situation

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of

Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

Directions

From the Market Place drive on Salisbury Street and at the traffic lights, go straight over on to Salisbury Road. Take the third turning on the right onto Queens Road, at the bottom of the road, turn right on St Leonards Avenue, take the next right on to Percy Gardens the bungalow can be found at the end of the cul de sac on the left hand side.

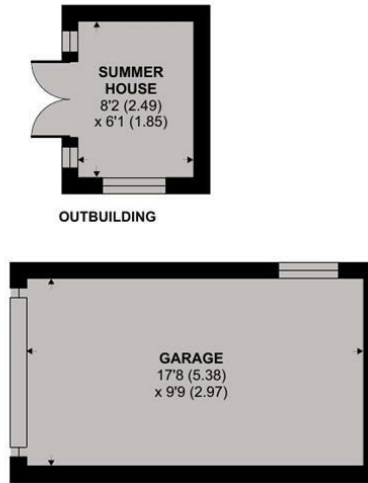
Services

Mains gas, electric, water and drainage
 Council tax band D
 Broadband - Ultrafast & Superfast broadband is available.
 Mobile phone coverage - Network coverage is likely outdoors and likely indoors with the exception of the Three network and data for O2 & Vodafone.
 (Information from <https://www.ofcom.org.uk>)

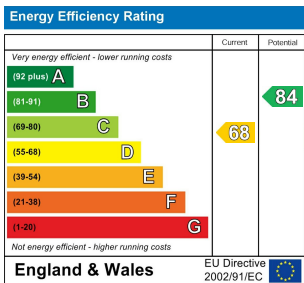


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Approximate Area = 963 sq ft / 89.4 sq m
 Garage = 174 sq ft / 16.1 sq m
 Outbuilding = 50 sq ft / 4.6 sq m
 Total = 1187 sq ft / 110.1 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1126455



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