

Symonds
& Sampson



Balmer Road, Blandford Forum, Dorset

Balmer Road
Blandford Forum
DT11 7XT

A well presented home in a quiet cul de sac location,
boasting a modern kitchen, off road parking for two cars,
landscaped rear garden with a summer house.



- Quiet cul de sac location
- Off road parking for two cars
- Landscaped rear garden with summer house
 - Modern kitchen
- Master bedroom with built in storage
- Dual aspect sitting/dining room
 - Ideal first time buy
 - Motivated vendor

Guide Price £249,900

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A very well presented home in a quiet and tucked away cul de sac location, making an ideal first time purchase or downsize.

Upon entry to the property you are greeted by the light dual aspect sitting/dining room which is laid with laminate flooring. The room is currently arranged with a large L shaped sofa and other pieces of furniture with French doors leading to the rear garden. The modern kitchen is situated to the rear of the property, comprising of a range of gloss wall and base units set with a counter top, including a composite sink, electric oven and gas hob with space for white goods.

The master bedroom is situated to the front of the property, a generous room currently arranged with a double bed and includes built in storage over the stairwell. The second bedroom is currently arranged with a cabin bed and is a nice sized single. The bathroom comprises of a white suite of bath with over head shower, basin and w.c. and is part tiled.

OUTSIDE

The property includes off road allocated parking for two cars immediately outside the house. The rear garden enjoys a light aspect and has been tastefully landscaped with a good sized stone patio adjoining the house bound by a wooden border and is ideal for outside dining. The remainder has been laid to lawn with a wooden summer house located at the bottom boundary, currently used for storage but could accommodate a home office, there is a rear access gate for garden maintenance.



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

What3words:///rentals.gradually.hurls

SERVICES

Mains electricity, gas, water and drainage.

Gas central heating.

There is mobile signal indoor and outdoor is likely and Ultrafast broadband is provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

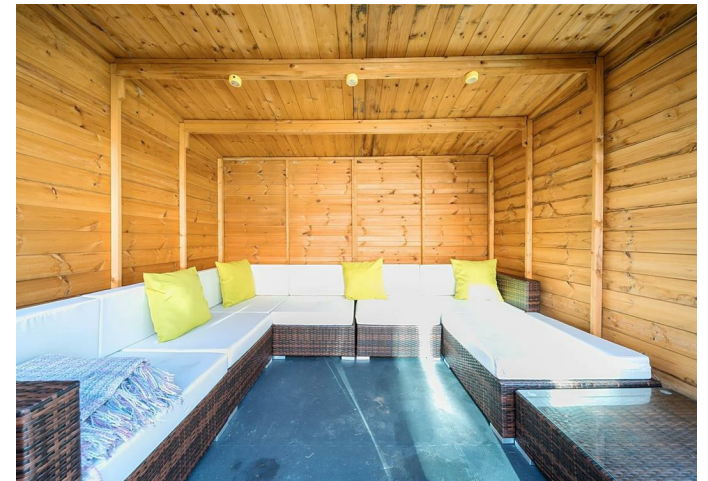
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

MATERIAL INFORMATION

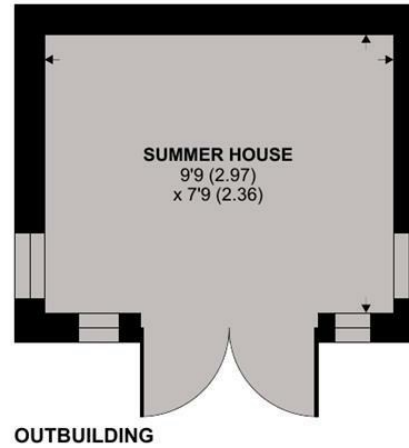
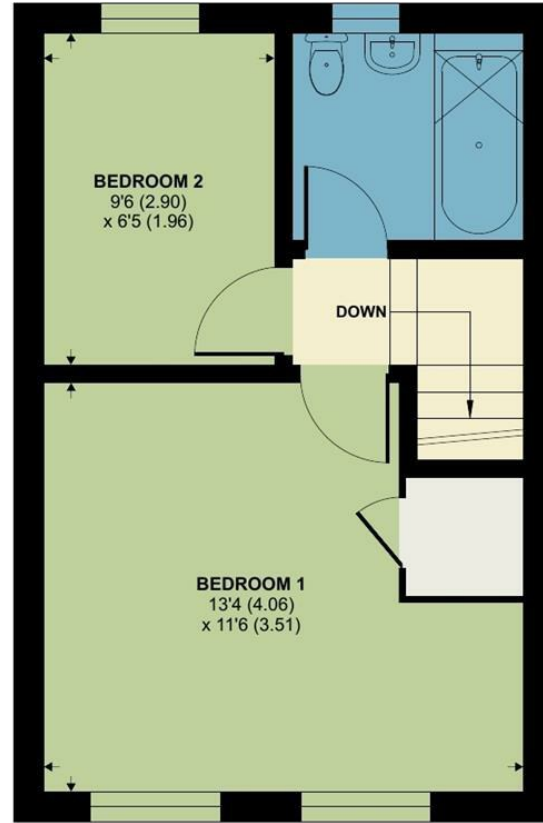
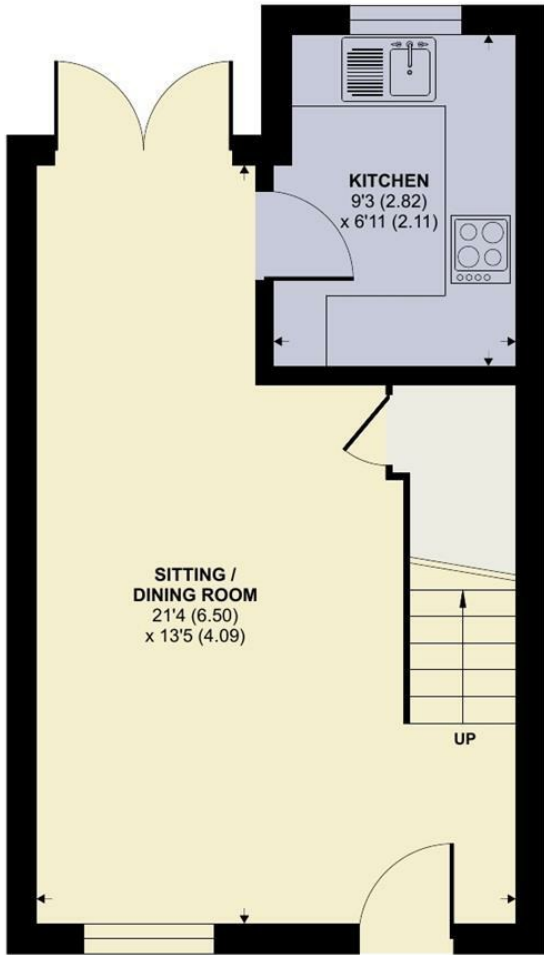
Dorset Council Tel: 01305 211 970

Tax Band - B



Balmer Road, Blandford Forum

Approximate Area = 599 sq ft / 55.6 sq m
 Outbuilding = 77 sq ft / 7.1 sq m
 Total = 676 sq ft / 62.7 sq m
 For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1183463



Blandford/RB/Revised September 2024



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