



42 Fortuna Road
Blandford St Mary
Blandford Forum
DT11 9FQ

A well presented and spacious three bedroom semi-detached family home situated on a brand new development in Blandford St. Mary.



- Modern kitchen
- Immaculately presented throughout
- Landscaped sunny rear garden with shed
 - Remainder of building warranty
 - Driveway parking for two cars
 - Electric car charging point
 - Motivated vendors

Guide Price **£315,000**
Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Upon entry to the property is a spacious hallway serving the principal rooms with stairs to the first floor. The heart of the home is the light sitting/dining room, which is situated to the rear with a UPVC door leading to the garden and a useful cupboard beneath the stairs currently arranged as a gaming space. The modern kitchen comprises of a range of wall and base units set with a wooden counter top and stainless steel sink, plus integrated appliances including an electric oven, gas hob with extractor hood over, dishwasher and space for a fridge freezer and washing machine. Completing the ground floor is a cloakroom.

Rising to the first floor, all the bedrooms are accessed via the landing which has a couple of useful cupboards. The master bedroom is situated to the front of the property with well-crafted wall panelling. The second and third bedrooms overlook the rear garden and are both good sized double rooms. The bedrooms are served by a family bathroom comprising a bath with shower overhead and glass screen, basin and w.c.

OUTSIDE

The property is approached via a path with gravel either side leading to the front door. The sunny rear garden has been tastefully landscaped and is laid to lawn surrounded with paved areas perfect for outdoor entertaining. There is

a shed, outside tap and outdoor sockets. A secure side gate provides access to the driveway which benefits from an EV charging point and parking for two cars.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the Parish Church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a Leisure Centre which is approximately half a mile in distance.

DIRECTIONS

what3words///cascade.premature.masters

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - B

Annual Service Charge - £130

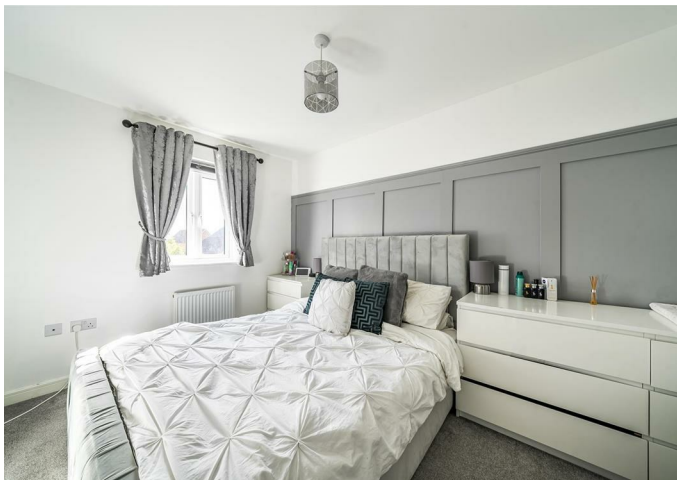
Access to EV charge point

Remainder of NHBC warranty

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

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

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

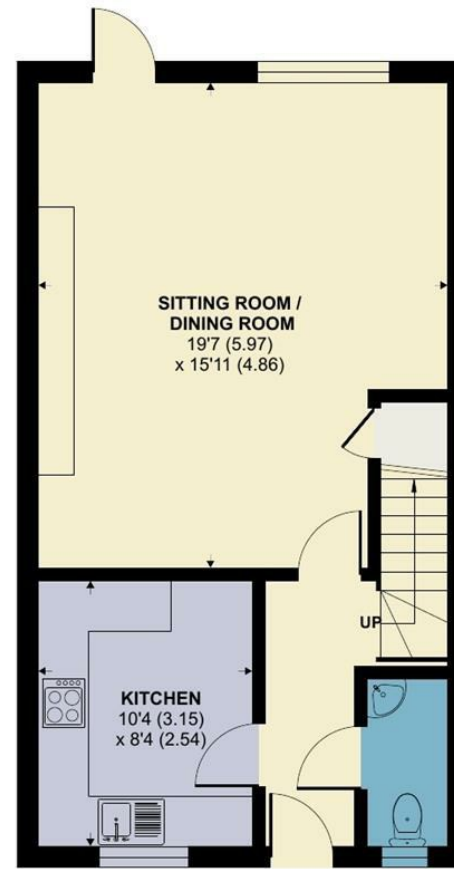


Fortuna Road, Blandford St. Mary, Blandford Forum

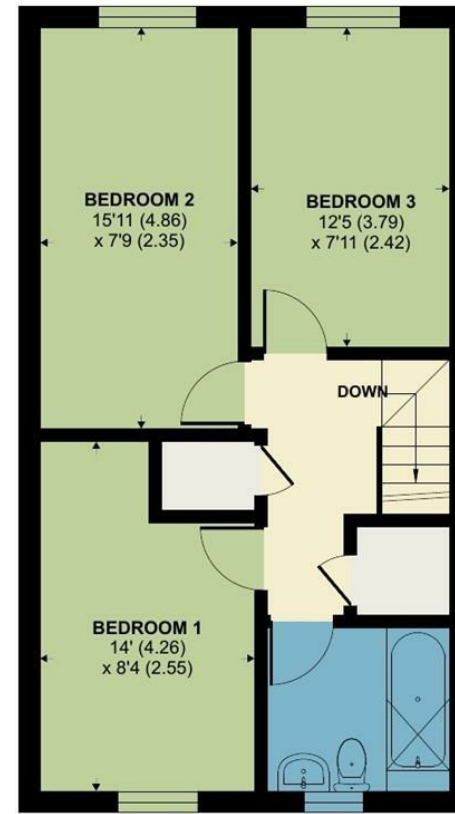
Approximate Area = 948 sq ft / 88 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	96
A+ (81-90)	85
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
England & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1344811



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