

A two-story brick house with a white garage and a gravel driveway. The house features a gabled roof with a decorative circular window in the gable end. A black metal staircase leads to a small balcony. The property is surrounded by greenery and a clear blue sky.

Symonds
& Sampson

Fair Views

Winterborne Zelston, Blandford Forum, Dorset

Fair Views

Winterborne Zelston
Blandford Forum
Dorset DT11 9EU

A substantial family home situated in the popular village of Winterborne Zelston with views over the surrounding countryside.



- Unfurnished
- Long Term Let
- Available end of November
- Situated in the popular village of Winterborne Zelston
 - Double garage
 - Countryside views

£2,450 Per Calendar Month

Blandford Lettings
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THE PROPERTY

A substantial family home situated in the popular village of Winterborne Zelston with views over the surrounding countryside.

Available end of November for an initial 12-month tenancy. Preference for a longer-term let. Pets considered at the Landlord's discretion.

Fair Views has an unusual layout arranged over two levels. Downstairs there is a large games room/annex, the master bedroom with an en-suite, two further bedrooms and the family bathroom. Upstairs there is a good sized kitchen, separate dining room, sitting room and an additional bedroom which also benefits from an en-suite. There is an integral double garage with loft storage space and an electric door.

Outside the front garden leads to a large graveled courtyard with space for at least three vehicles. The enclosed rear garden provides complete privacy and is laid to lawn with well stocked borders, there are two terraces, an entertaining area, and to the western side of the house there is a large terrace, a planted rockery and barbecue area.

Rent - £2,450 per month / £565 per week

Holding Deposit - £565

Security Deposit - £2,826

EPC Band - D

Council Tax Band - F



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage via a septic tank and mains electricity. There is mobile signal and ultrafast broadband provided to the property as stated by the Ofcom website. There is a very low flood risk from rivers and seas and surface water recorded at the property, there is a chance from groundwater when levels are high as stated by the gov.uk website. The property is of a brick build under a tiled roof and will be let unfurnished.

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

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

SITUATION

The property is situated on the edge of the village of Winterborne Zelston which has a fourteenth century Parish Church, public house, garage/shop and a village hall. In the older part of Zelston within the Conservation Area, a picturesque village pond is served by the River Winterborne. Conveniently located, just off the A31 providing routes to Poole, Wimborne, Bournemouth and Dorchester. The Botany Bay Inn is about 0.4 miles and there is an Asda Express and fuel station close-by. Bere Regis with a range of amenities including convenience store and doctor's surgery is 4 miles and Wimborne and Blandford are both within 8 miles offering a good range of shopping, commercial and sporting facilities. There is a mainline station to Waterloo at Holton Heath, approximately 6.5 miles. There is excellent walking, cycling and riding nearby.

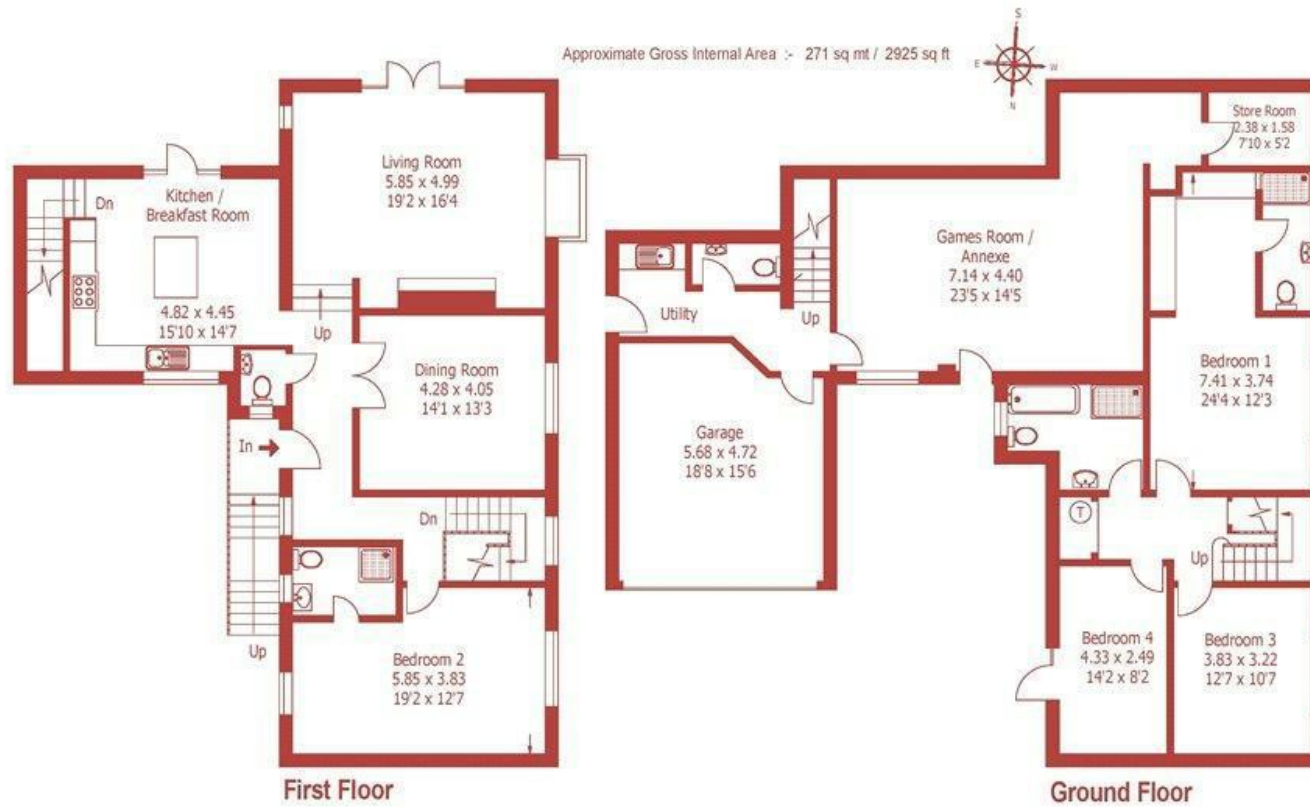
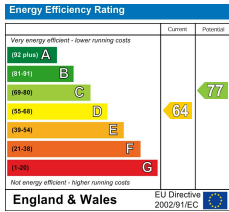


DIRECTIONS

what3words:///prefect.they.watches

From Wimborne, follow the A31 west towards Dorchester for about seven miles, and after passing The Worlds End pub on your left, turn right into the village immediately opposite the Botany Bay Inn. Fair Views is the first house on the left.





For identification purposes only, not to scale, do not scale

Blandford/LM/October25



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