



Symonds  
& Sampson

# 5 Chestnut House

East Street, Blandford Forum, Dorset

# 5 Chestnut House

East Street  
Blandford Forum  
Dorset DT11 7DU

A well presented two bedroom ground floor retirement apartment situated to the rear of Chestnut House overlooking the beautiful gardens.



- No forward chain
- Town centre location
- Communal parking & gardens
  - Modern kitchen
- Updated shower room
  - Ground floor

Guide Price **£120,000**

Leasehold

Blandford Sales  
01258 452670  
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## ACCOMMODATION

This purpose-built apartment for the over 55s is in a quiet location but in the heart of the Georgian market town of Blandford Forum. Upon entry to the apartment is an entrance hall with useful storage cupboards serving all the principal rooms. The spacious and light sitting/dining room has an open plan feel overlooking the communal gardens to the rear. There is a feature arch to the modern kitchen which has been fitted with a range of wall and base units, integrated electric oven, ceramic sink and space for white goods. The bedrooms both look out onto the gardens and have fitted wardrobes. Completing the accommodation is the updated shower room comprising a walk in shower with glass screen, basin and w.c. The property has the benefit of emergency pull cords and intercom for peace of mind.

## OUTSIDE

Accessed via a feature arch off East Street, the residents' parking is situated to the front of this apartment. To the rear, enjoying a more southerly aspect, is the extensive communal gardens, being lawned with well stocked flower beds, borders and mature trees.

## SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, bank, doctor surgeries, dentists, community hospital, supermarkets, and recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

## DIRECTIONS

what3words///guru.puns.motoring.

## SERVICES

Mains electricity, water and drainage. Gas fired central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC- C

Leasehold - 99 years starting Sept 1990 (64 years left)

Service Charge - £3687.68 per annum

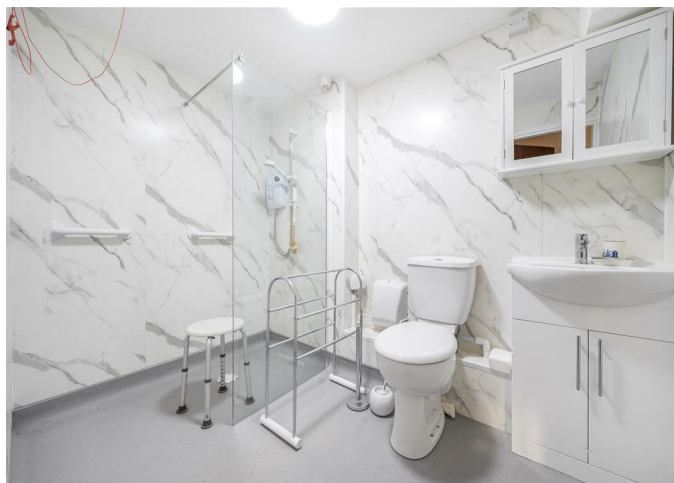
Shared parking

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>

Please refer to the government website for more details.

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



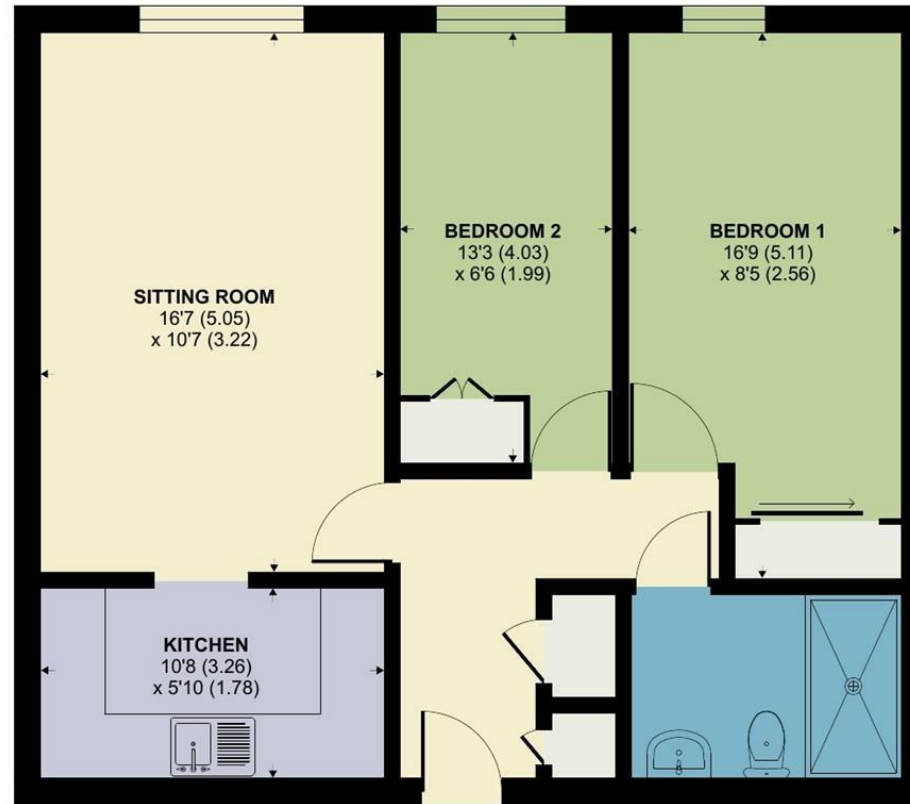
# East Street, Blandford Forum

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A++ (95-100)                                |         |           |
| A+ (85-94)                                  |         |           |
| A (75-84)                                   |         |           |
| B (65-74)                                   |         |           |
| C (55-64)                                   |         |           |
| D (45-54)                                   |         |           |
| E (35-44)                                   |         |           |
| F (25-34)                                   |         |           |
| G (15-24)                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1370977



Blandford/RB/Oct 2025



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