



**Forum**  
Sales & Lettings

- UPVC Double Glazing
- Gas Central Heating
- Front and Rear Gardens
- Driveway
- Quiet Location
- Freshly Decorated

**Blandford Forum**

**£900PCM**



# 2a Bayfran Way, Blandford Forum, Dorset, DT11 7RZ

A one bedroom bungalow situated in a quiet location within easy walking distance of the town centre. The property benefits from gas central heating, UPVC double glazing, driveway parking and front, side and rear gardens.

**Entrance Porch** - UPVC construction, porch light and laminate flooring.

**Hallway** - Opaque window to porch, smoke alarm, coat hooks, telephone point, laminate flooring and doors to lounge, shower room and bedroom.

**Lounge / Dining Room - 11'5" (3.48m) x 22'8" (6.9m) -** Dual aspect room with UPVC windows to front and rear aspects, opening into kitchen, radiator, wall mounted electric fire, TV point and parquet flooring.

**Kitchen** - Fitted kitchen comprising a range of wall and base units, stainless steel extractor fan hood, freestanding electric cooker, space for washing machine, under worktop fridge (appliance left on a non-repairing basis), stainless steel single drainer sink, UPVC window to rear aspect, UPVC door to rear garden, tiled flooring.

**Shower Room** - Loft hatch, white suite comprising shower tray, WC and wash hand basin, heated towel rail, extractor fan and tiled flooring.

**Bedroom - 9' (2.74m) x 17'1" (5.2m) -** UPVC window to front aspect, two radiators, TV point, wall mounted consumer unit and laminate flooring.

**Front Garden** - Block paved driveway and path to front

door, remainder mainly laid to lawn with hedge to the front.

**Rear & Side Garden** - Concrete path from side of property with path to shed and rear door, remainder of garden is mainly laid to lawn with established borders and shrubs.



## EPC Rating:

**Services:** Mains Electric, Mains Gas, Mains Water and Drainage.

**Council Tax Band:** B

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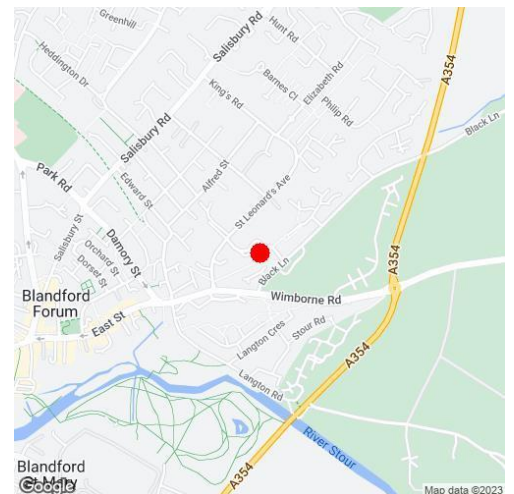
**AVAILABLE:** 1st July 2023

**LEASE:** 6/12 months Assured Shorthold initially renewable.

**TENANCY:** Regrettably no smoking or pets. All other applicants considered at the discretion of the landlord.

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For expert letting advice for any property please call our lettings team on 01258 459600.



## Viewing Arrangements

Strictly by appointment with Forum Sales & Lettings.

**15 Salisbury Street, Blandford Forum,  
Dorset, DT11 7AU.**

**Tel: 01258 459600**



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