

Symonds
& Sampson



Wolverton Mews

Blandford Road, Iwerne Minster, Blandford Forum, Dorset

Wolverton Mews

Blandford Road
Iwerne Minster
Blandford Forum
Dorset DT11 8QN



- Unfurnished
- Long term let preferred
- Available Immediately
- Situated in the heart of Iwerne Minster
 - Recently refurbished throughout
 - Off Street Parking

£1,600 Per Month

Blandford Lettings
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THE PROPERTY

A newly renovated semi-detached house in the sought-after village of Iwerne Minster. The property offers a modern, well-appointed kitchen with integrated appliances, a spacious dining room and a cosy lounge with wood burner.

Upstairs, there are four double bedrooms and a family bathroom. The master bedroom benefits from built in wardrobes and an ensuite shower room.

Further benefits include underfloor heating and double glazing throughout.



OUTSIDE

The property benefits from enclosed front and rear gardens predominantly laid to artificial lawn. The rear garden features a generously sized patio area and a variety of well-established shrubs and trees. There is a single garage with power connected and off-road parking for one vehicle.

SITUATION

The property is located in the heart of the village. Iwerne Minster has been noted Dorset's best-kept village in recent years and provides local amenities including General Store/Cafe/Sub-Post Office, Public House and famous public school, Clayesmore.

Set between Blandford Forum and Shaftesbury both approximately 6 miles, the surrounding countryside is designated an area of outstanding natural beauty. Poole and Bournemouth are approximately 21 and 27 miles respectively. Main line trains to London are available at Salisbury and Gillingham.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.



DIRECTIONS

[what3words///suggested.oils.clearcut](https://www.what3words.com/suggested/oils/clearcut)

From Shaftesbury head south on the A357 and enter the village of Iwerne Minster. Pass the entrance to Clayesmore School on the right and continue into the village. The property will be found immediately after The Talbot public house on the left hand side.

MATERIAL INFORMATION

There is a low risk of flooding at the property as stated on the Gov website. The property is of a brick build under a tile roof and will be let unfurnished.

Rent - £1600 per month / £369 per week

Holding Deposit - £369

Security Deposit - £1846

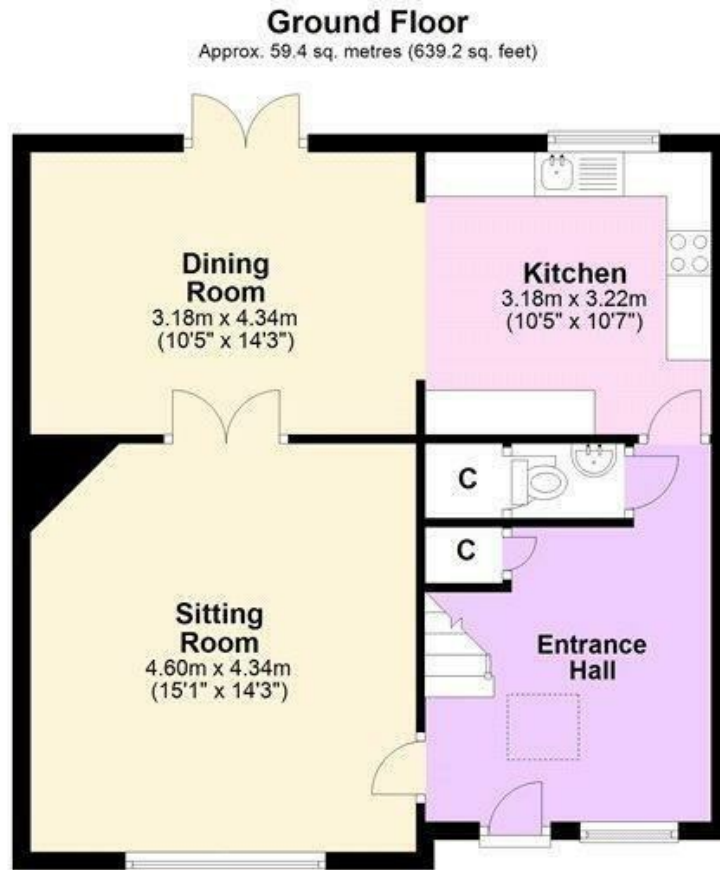
EPC Band - D

Council Tax Band - E

Zero deposit option available via Reposit



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
40-54	E		
21-39	F		
1-20	G		
Not energy efficient (higher running costs)			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 130.9 sq. metres (1409.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Blandford/LM/September26



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