

Symonds  
& Sampson



5 Roman Avenue, Blandford St. Mary, Blandford Forum, Dorset



5 Roman Avenue  
Blandford St. Mary  
Blandford Forum  
Dorset  
DT11 9FU

A well presented three-bedroom end of terrace family home situated on a brand new development in Blandford St. Mary.



- Modern end-terrace house
- Light & airy sitting/dining room
- Low maintenance sunny rear garden
- Driveway parking for two cars at the rear
  - Remainder of building warranty
  - Close to local amenities
  - Easy access to transport links
- Shared ownership option available

Offers In Excess Of £280,000  
Freehold

Blandford Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## 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 and airy sitting/dining room, which is situated to the rear with a UPVC door leading to the garden and a cupboard beneath the stairs. The modern kitchen comprises of a range of wall and base units set with counter top and stainless steel sink, plus integrated appliances including an electric oven, gas hob with extractor hood over and space undercounter for a dish washer and washing machine. Completing the ground floor is a cloakroom. The landing has a storage cupboard. The master bedroom is situated to the rear of the property. The second and third bedrooms are both good size double rooms. The family bathroom comprises of a bath with shower over and glass screen, basin and w.c.

## OUTSIDE

The property is approached via a path with established shrubs either side leading to the front door. The low maintenance sunny rear garden is mainly laid with artificial grass and a patio perfect for outdoor entertaining. A secure gate provides access to the driveway at the rear with parking for two cars.

## 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 education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone, water sports on Poole Harbour and the Jurassic Coast.

## DIRECTIONS

what3words:///hacksaw/slick/renewals

## SERVICES

Mains electricity, water and drainage. Gas central heating.

## MATERIAL INFORMATION

Option to purchase 54% (£167,400) share of the leasehold property.

Dorset Council Tax Band - C

Tel: 01305 211 970

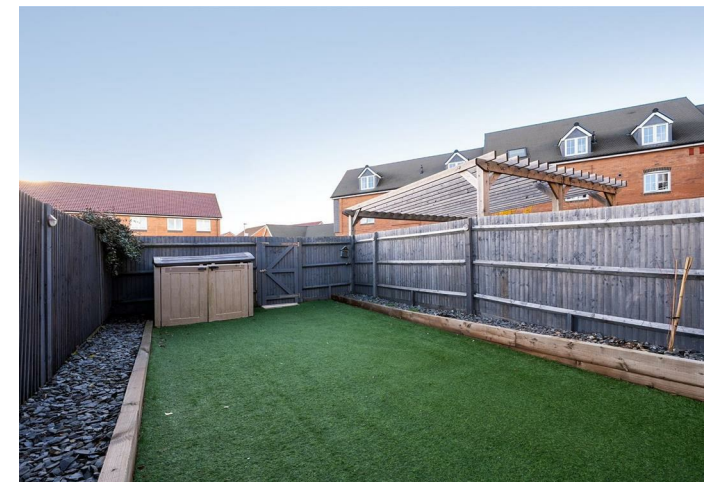
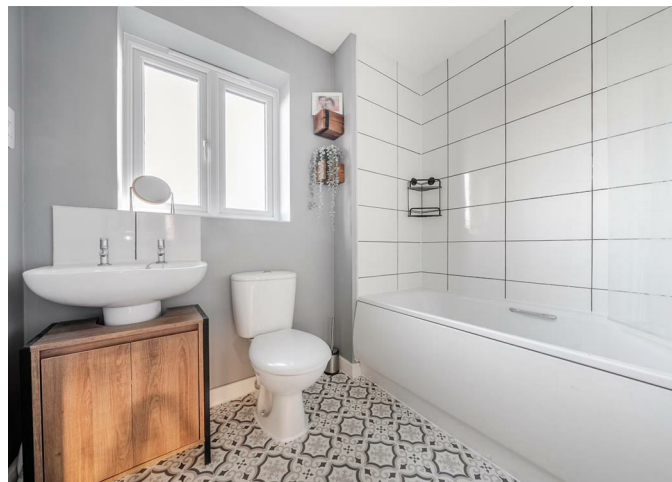
EPC- B

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-for-consumers/advice/ofcom-checker>

Please refer to the government website for more details.

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





# Roman Avenue, Blandford St. Mary, Blandford Forum

Approximate Area = 980 sq ft / 91 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - higher running costs	
Current	96
Potential	96
England & Wales	
EPC Directive 2002/91/EC	



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: 1387721



Blandford/RB/Dec 2025

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**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**