

Symonds
& Sampson



8 Imperion Drive, Blandford St Mary, Blandford Forum, Dorset

8 Imperion Drive
Blandford St Mary
Blandford Forum
DT11 9FY

A well presented home in a brand new development, ideal for first time buyers or those looking to downsize to a modern property. Offered to the market with no onward chain.



- No forward chain
- Balance of a warranty
- Allocated parking for two cars
- Southerly facing rear garden
 - Modern kitchen
 - Light sitting dining room
 - Bathroom & ensuite
- Built in storage & wardrobes

Guide Price **£300,000**

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A modern and well presented property situated in a recently constructed development on the outskirts of Blandford, ideal for first time buyers or those looking to downsize. The heart of the home is the light sitting/dining room, which is situated to the rear with French doors leading to the garden. The room offers space for sofas, dining suite and other freestanding furniture, together with a built in cupboard. The modern kitchen comprises of a range of wall and base units set with a stone effect counter top and sink, a range of integrated appliances are included comprising of an electric oven, gas hob, fridge/freezer, dishwasher and space for a washing machine. Completing the ground floor is a cloakroom and a further storage cupboard. The master bedroom is a good size situated to the front, and includes a built in wardrobe over the stair well. The ensuite comprises of double shower, basin and w.c. The second bedroom overlooks the rear garden and includes a single built in wardrobe. The family bathroom comprising of a white suite of bath, w.c. and basin.

OUTSIDE

The property includes two allocated parking space in front of the house with a pathway leading to the front door. The rear garden enjoys a sunny aspect, predominantly laid to lawn with a landscaped tiered terrace set at the bottom boundary. A patio adjoins the house which is ideal for

outside dining, included is a side gate and a plastic shed, a further wooden shed is available by separate negotiation.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the Parish Church is set in Lower Blandford St Mary. 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, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible.

DIRECTIONS

What3words///brand.prosper.evoke

SERVICES

Mains electric, gas, water and drainage

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - B

The property is situated on a private estate currently administered by Bellway and will transfer to Remus on

completion of the development.

Management costs: T.B.C

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

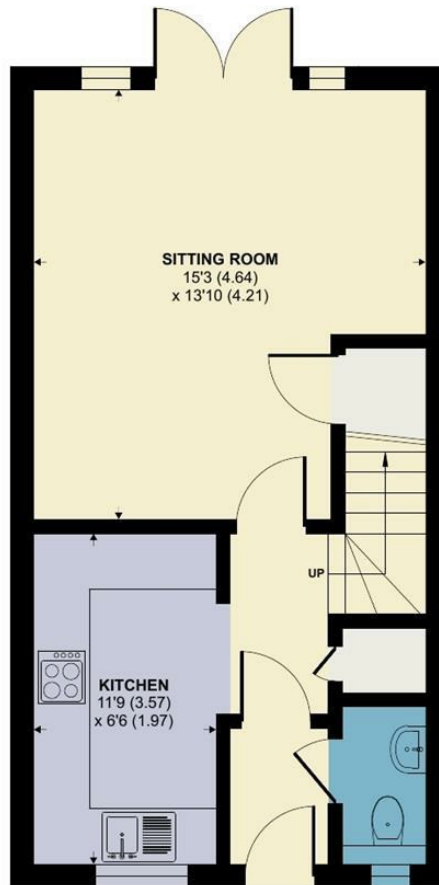


Imperion Drive, Blandford St. Mary, Blandford Forum

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
84	97
<small>Very energy efficient (lowest carbon) score</small> <small>Very energy inefficient (highest carbon) score</small>	
<small>Energy efficiency bands: A, B, C, D, E, F, G</small>	
<small>For England and Wales</small> <small>EU Directive 2002/91/EC</small>	



GROUND FLOOR



FIRST 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: 1332693



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