



Symonds
& Sampson

Alderholt Nurseries Bungalow

Ringwood Road, Alderholt,

Alderholt Nurseries

Bungalow

Ringwood Road
Alderholt
SP6 3DF

A deceptively spacious detached bungalow situated on the outskirts of the popular village of Alderholt.



- Unfurnished
- Available immediately
- Long term let preferred
- Popular village location
- Gardens with swimming pool
 - Garage and parking

£1,995 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

A deceptively spacious detached bungalow situated on the outskirts of the popular village of Alderholt.

Available immediately with a preference for a longer term let.

The property is very well presented and offers versatile accommodation, including a well-fitted kitchen/dining room, a bright and airy sitting room with a wood burner, and a convenient cloakroom. There are three generously sized double bedrooms, with the master bedroom benefiting from fitted wardrobes. An additional study, which could also serve as a fourth single bedroom, along with a family bathroom, completes the accommodation.

Outside, the property benefits from both front and rear gardens, which are mainly laid to lawn. The rear garden further offers the added advantage of a swimming pool and a garage. Opposite the front of the property is a large additional lawned area.

Rent: - £1995 per calendar month / £460 per week

Holding Deposit: - £460

Security Deposit: - £2301

Zero deposit option available via Reposit

Council Tax Band: - F

EPC Band: - D

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, oil fired central heating and mains electricity. Please note the cost of emptying the septic tank is included within the rental figure. There is mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

SITUATION

The property is situated on the outskirts of the popular village of Alderholt and within easy reach of the riverside town of Fordingbridge. The surrounding countryside is renowned for its excellent walking and riding, with a number of well-established pubs and the coast within easy reach. There is an abundance of wildlife which can be spotted from the property and access to the A338 is close by.

DIRECTIONS

What3Words///basket.neutron.trappings

DIRECTIONS



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon rating)			
A	79-100		
B	69-78		
C	55-68	76	
D	39-54	58	
E	29-38		
F	13-28		
G	1-12		
Minimum energy efficient rating			
England & Wales			
EPC Directive 2002/91/EC			



Blandford/LM/April26



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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