



Symonds
& Sampson

Russet

The Street, Sutton Waldron, Blandford Forum,

Russet

The Street
Sutton Waldron
Blandford Forum
DT11 8NZ



- Unfurnished
- Available immediately
- Popular village location
- Well presented throughout
 - Split level garden
 - Patio seating area

£1,150 Per Month

Blandford Lettings
01258 452670
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THE PROPERTY

A beautifully presented bungalow set in the heart of this quiet and sought after village.

The welcoming entrance hall leads to a spacious sitting room, where French doors open directly onto the enclosed rear garden and patio area. The well-equipped kitchen features some integrated appliances and flows through to a bright and airy conservatory. Two generously sized bedrooms and a bathroom complete the accommodation.

To the front of the property is a small garden with various mature plants and shrubs and a paved path leading around to either side of the property. The rear garden is split level with a patio area adjacent to the property with small garden shed to one side. Steps from the other side lead up to a lawned area with a further garden shed and seating area.

Rent - £1150 per month / £265 per week

Holding Deposit - £265

Security Deposit - £1326

EPC Band - D

Council Tax Band - C (Dorset)

DIRECTIONS

What3Words:///sensitive.aviators.inclines Leave Blandford on the A350 towards Shaftesbury. Pass through the villages of Stourpaine and Iwerne Minster. On entering Sutton Waldron, turn left into The Street and the property will be found a short way along on the left hand side.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity. Electric heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a very low risk of flooding from surface water and a low risk of flooding from rivers and the sea as stated by the GOV.UK website. Groundwater flooding is possible when groundwater levels are high. The property will be let unfurnished. The property is of brick build under a clay tile roof.

SITUATION

The property is situated in the heart of this pretty Dorset village lying between Shaftesbury and Blandford. Sutton Waldron is a village situated one mile from the larger villages of Fontmell Magna and Iwerne Minster. The larger centres of Shaftesbury 6 miles and Blandford 8 miles have a range of shopping and commercial facilities. Amenities include the church and the village hall, most everyday needs can be found in Iwerne Minster and Fontmell Magna, including post office, shops, pubs and primary school.



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² A		
80-100 kWh/m ² B		
60-80 kWh/m ² C		
40-60 kWh/m ² D		
20-40 kWh/m ² E		
10-20 kWh/m ² F		
0-10 kWh/m ² G		
Below 10 kWh/m ² Below Minimum Energy Efficiency Standard		
England & Wales		
EPC Version 10.0		
2020/11/15		



Sutton Waldron, Blandford Forum

Approximate Area = 789 sq ft / 73.3 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 825 sq ft / 76.6 sq m

For identification only - Not to scale



Office/Neg/Date



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