



37

Eastleaze Road, Blandford Forum, Dorset,

37

Eastleaze Road
Blandford Forum
Dorset
DT11 7UN



- Unfurnished
- Long term tenancy preferred
 - Available immediately
- Convenient cul-de-sac location
- Situated in Blandford Forum
 - Off road parking space

£850 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

A well-presented semi-detached house situated in a popular residential cul-de-sac on the outskirts of the market town of Blandford Forum.

The accommodation comprises an open-plan kitchen/living room, with stairs leading to a double bedroom and a bathroom. The property would ideally suit a single occupant or a couple. Please note that, due to its size and layout, it is not suitable for a family.

DIRECTIONS

OUTSIDE

There is one off street parking space and lawned seating area to the front.

SITUATION

The property is situated in a popular residential part of Blandford close to amenities. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, 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. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

What3words:/// lake.radiates.viewing

Leave Blandford town centre on Salisbury Street and bear left into Whitecliff Mill Street. Turn right at the hospital onto Jubilee Way and then take a left into Eastleaze Road. Follow the road to the top and you will find no 37 in front of you.

SERVICES

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

MATERIAL INFORMATION

There is a very 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 - £850 per month / £196 per week

Holding Deposit - £196

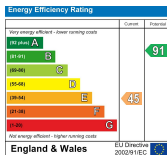
Security Deposit - £980

EPC Band - E

Dorset Council Tax Band - A Tel: 01305 211 970

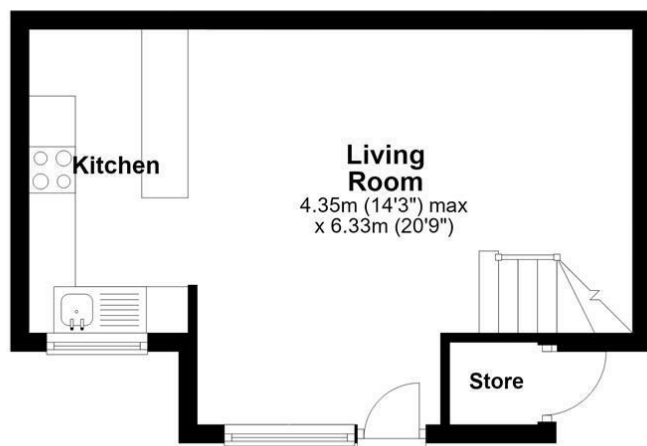
Photographs – September 2024 © Symonds & Sampson





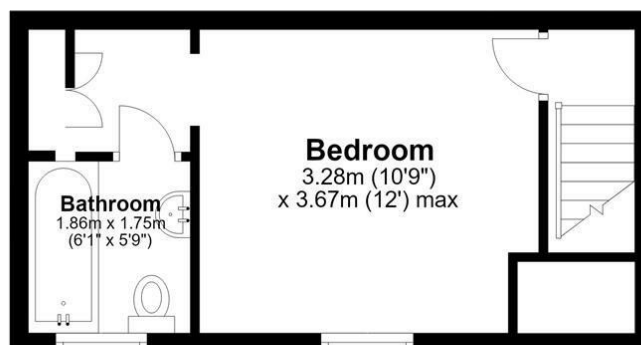
Ground Floor

Approx. 25.0 sq. metres (269.6 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.5 sq. feet)



Total area: approx. 46.5 sq. metres (501.0 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 and 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.

Office/Neg/Date



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