



Symonds
& Sampson

Cherrys Court

Salisbury Street, Blandford Forum,

Cherrys Court

Salisbury Street
Blandford Forum
DT11 7AR

A spacious two-bedroom mid terrace maisonette situated in the heart of Blandford town centre.



- Unfurnished
- Long term let
- Available immediately
- Situated in the heart of Blandford Forum
- Communal Courtyard

£875 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

A two-bedroom mid terrace maisonette situated in the heart of Blandford town centre.

Available immediately with a preference for a longer term tenancy.

The property comprises of a well fitted kitchen, sitting room, two double bedrooms and family bathroom. There is an open plan courtyard to the front and the property is situated in the heart of the town centre within easy reach of all local amenities.

Please note there is a flight of stairs to access the courtyard and no allocated parking.

Rent - £875 per month / £201 per week

Holding Deposit - £201

Security Deposit - £1009

EPC Band - C

Council Tax Band - B

Zero deposit option available via Reposit

SERVICES

The rent is exclusive of all utility bills including council tax, mains water and mains electric. 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 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

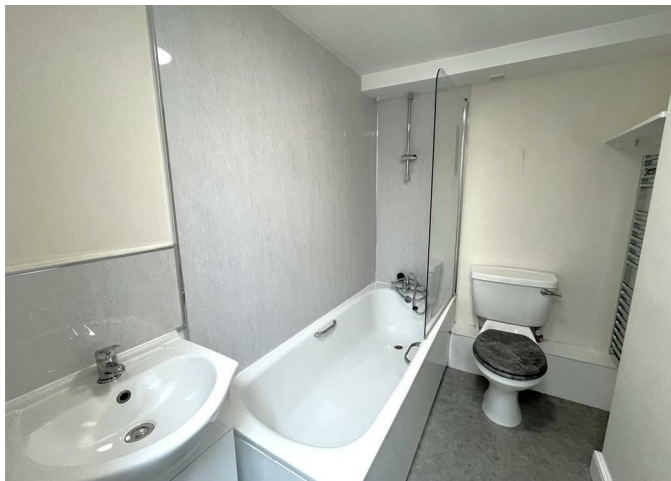
Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. 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

DIRECTIONS

what3words:///acquaint.moved.capillary

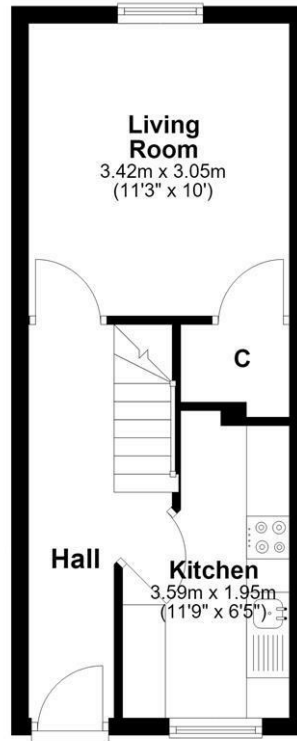
Proceed up Salisbury Street and pass through the Anchor Gateway arch on the right hand side on foot. Cherrys Court will be found signposted on the right hand side up a set of metal stairs.



Energy Efficiency Rating		
Very energy efficient (lowest carbon score)		
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)		
Very energy inefficient (highest carbon score)		
England & Wales		
EU Directive 2002/91/EC		

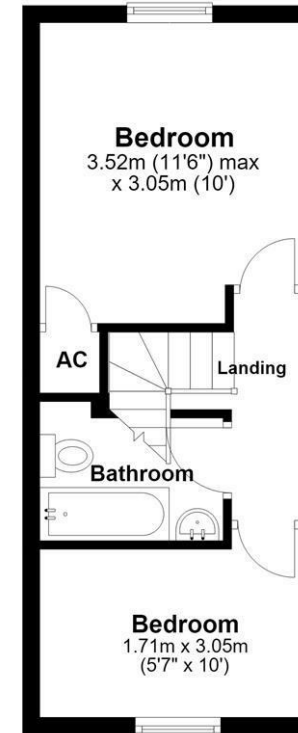
Ground Floor

Approx. 24.9 sq. metres (268.3 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



Total area: approx. 48.9 sq. metres (526.6 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.

Blandford/LM/May26



01258 452670

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



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