



Symonds
& Sampson

Park View

Watery Lane, Iwerne Minster, Blandford Forum, Dorset

Park View

Watery Lane
Iwerne Minster
Blandford Forum
Dorset DT11 8NB



- Unfurnished
- Long term let preferred
- Available immediately
- Popular village location
 - Off road parking
- High specification throughout



£1,500 Per Month

Sturminster Lettings
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THE PROPERTY

A beautiful three-bedroom semi-detached house with excellent specification in this highly sought-after village.

Park View has recently been decorated and offers spacious and well-presented accommodation arranged over two floors. The property comprises an inviting entrance hall, a generous sitting room, a well-appointed open-plan kitchen/dining room, a family bathroom, and three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room.

The property is found towards the end of a no-through lane with views over the village park and surrounding countryside. There are allocated parking spaces to the front with the garden to the side and rear.

Agent's Note - New carpets are being fitted on the stairs, landing and bedrooms.

Rent - £1500 per month / £346 per week

Holding Deposit - £346

DIRECTIONS

what3words///statue.convert.deriving From Shaftesbury take the A350 to Iwerne Minster and turn left by The Talbot Inn. Turn right after the former butcher's shop into Watery Lane then right just before a terrace of brick cottages. There is a signpost for a Footpath to the Blandford road. The property will be easily recognised by our sale board on the left hand side.

SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, water and drainage. Air source heat pump for heating. There is mobile signal and ultrafast broadband provided to the property as stated by the Ofcom website. There is a 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 is of brick build under a tile roof and will be let unfurnished.

SITUATION

The property is located in the heart of the village. Iwerne Minster has been noted as Dorset's best-kept village in recent years and provides local amenities including Sub-Post Office, Public House and famous public school, Clayesmore.

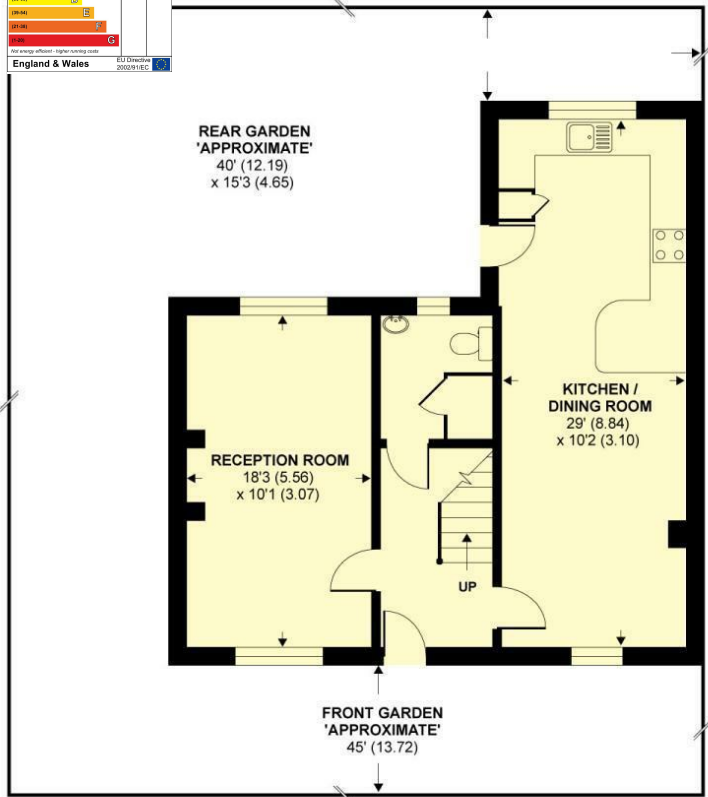
Set between Blandford Forum and Shaftesbury both approximately 6 miles, the surrounding countryside is designated an Area of Outstanding Natural Beauty. Poole and Bournemouth are approximately 21 and 27 miles respectively. Main line trains to London are available at Salisbury and Gillingham.



Newton, Watery Lane, Iwerne Minster, Blandford Forum, DT11 8NB

APPROX. GROSS INTERNAL FLOOR AREA 1232 SQ FT 114.4 SQ METRES

Energy Efficiency Rating	Current	Potential
Very energy efficient (green banding code)		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient (red banding code)		
England & Wales	74	82



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Office/Neg/Date



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