



£1,895 pcm

BLANDFORD ROAD, STURMINSTER MARSHALL BH21 4AG

Freehold





- ◆ **SEMI-DETACHED HOUSE**
- ◆ **THREE BEDROOMS**
- ◆ **TWO RECEPTION ROOMS**
- ◆ **POPULAR VILLAGE LOCATION**
- ◆ **UNFURNISHED**
- ◆ **AVAILABLE IMMEDIATELY**
- ◆ **GENEROUS DRIVEWAY**

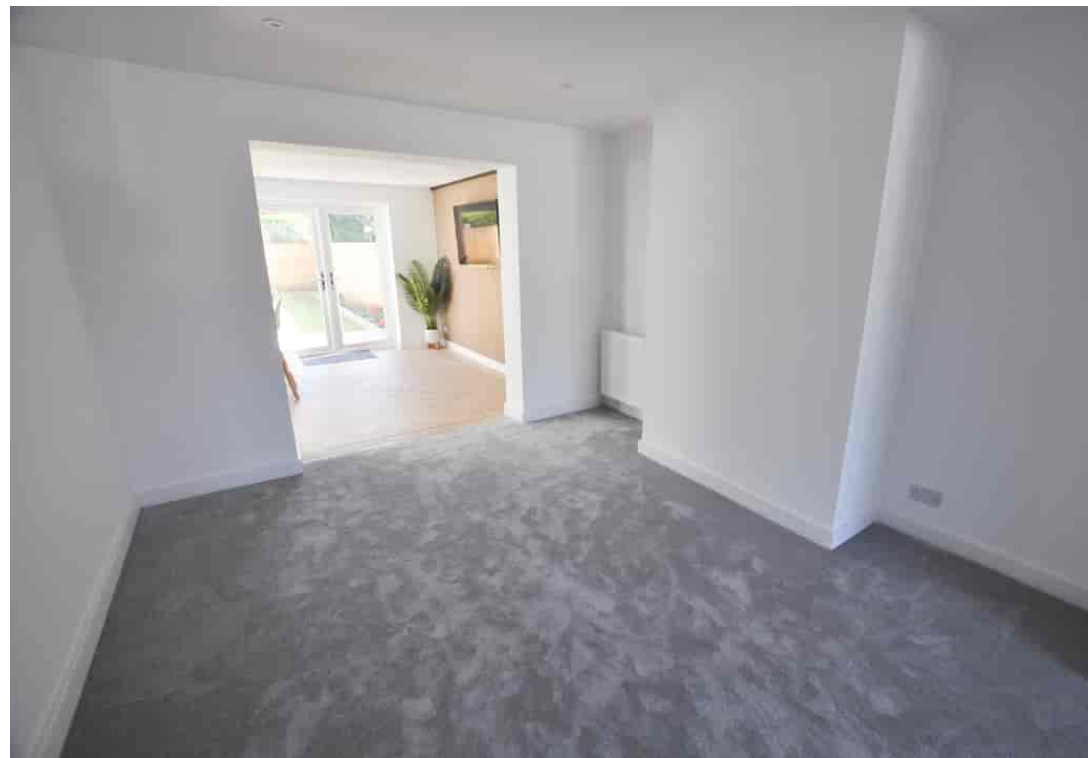
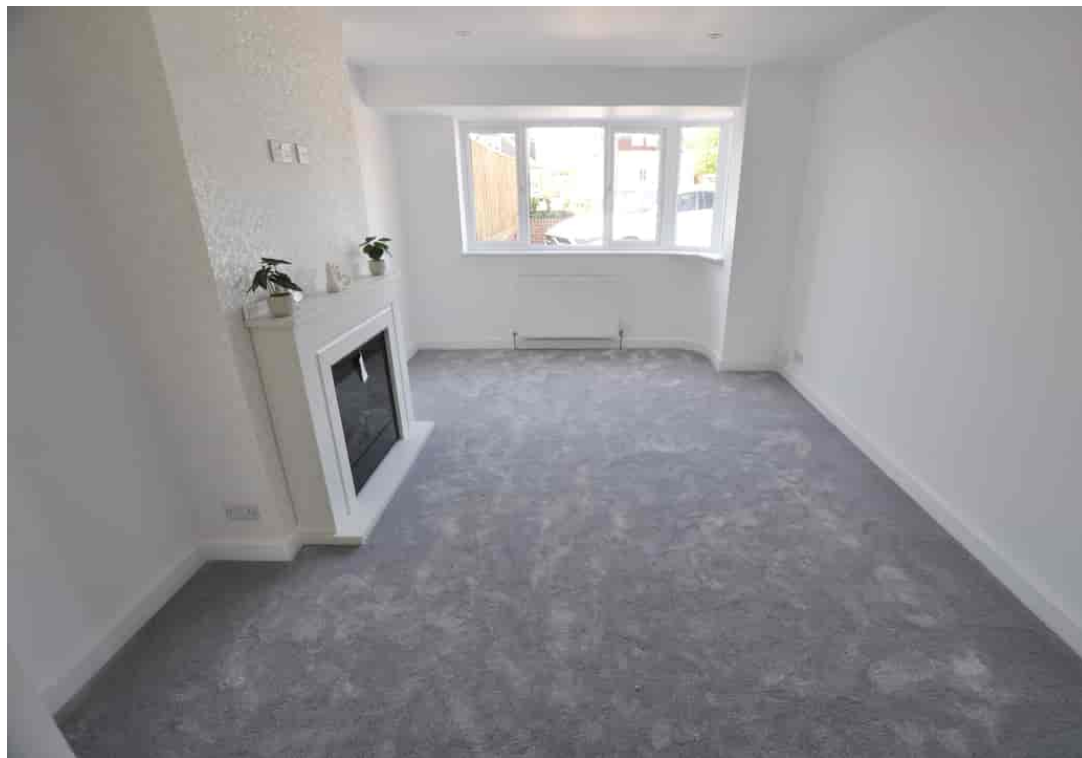
Winnitoba has been under its current ownership for over 40 years and offers versatile accommodation. The home has already had the benefit of a ground floor extension and the accommodation currently comprises an open lounge/dining room that boasts a functioning log burner, large kitchen, separate utility room and rear lobby with cloakroom and purpose built conservatory. The first floor offers three bedrooms, two of which are doubles, and a family shower room. The home is being offered on an unfurnished basis and is available from October.

## Gardens and Grounds

The property is accessed via a pair of iron gates and the front boundary is denoted by a mature kept hedge row. The front garden is primarily laid to hard standing suited to several vehicles and there is an ornate gravel section in front of the property with a variety of kept shrubs and bushes. The plot is generously wide extending to just under ten meters to the side of the property where a formal lawn has been established giving pleasant views from the conservatory. The rear garden is accessed in turn from this area and offers a versatile space currently laid out as an extensive working garden and there is a generous wood build workshop with power and light.









## Location

The village of Sturminster Marshall offers good local facilities including a village shop/post office, pharmacy, primary school, two pubs, church, active village hall. There is also a small 9 hole golf course and children's Golf Academy. More extensive shopping, business and recreational facilities can be found in Wimborne, about 5 miles, and in Blandford, about 9 miles, and the larger centres of Poole and Bournemouth are both easily accessible. Golf is at Blandford, Broadstone, Parkstone, Rushmore and Remedy Oak (near Horton), with sailing and water sports at Poole, Weymouth and along the World Heritage designated Dorset Jurassic coastline. Communications are excellent with mainline rail services from Poole or Salisbury to London (Waterloo) and the M3 joined from the M27 providing easy access to London.



Size: 1246 sq ft (115.8 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road

Garden: Front and rear

Main services: gas, water, electric, drains

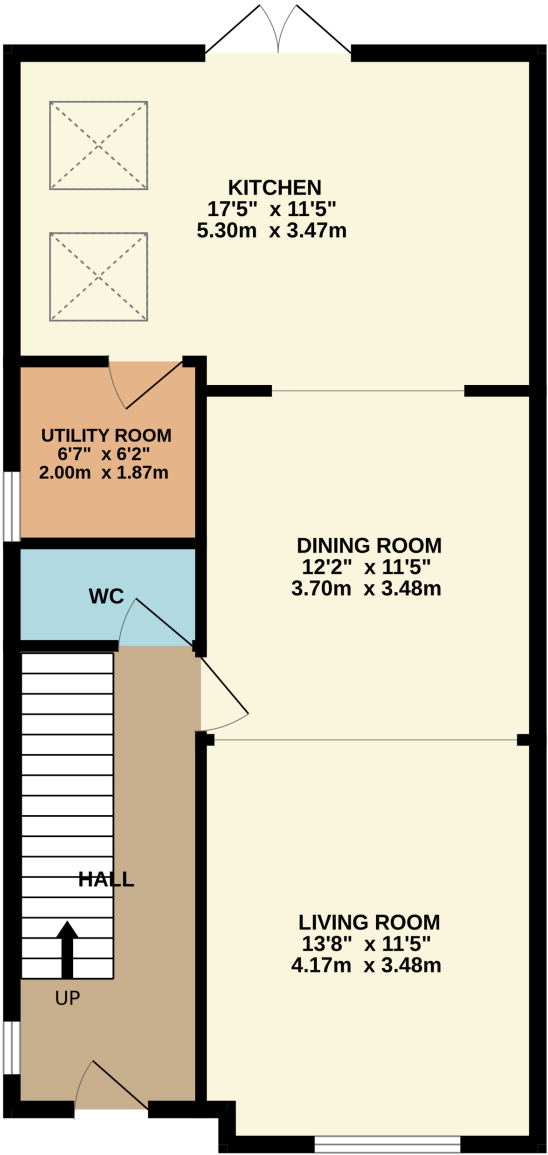
Council tax: Band D



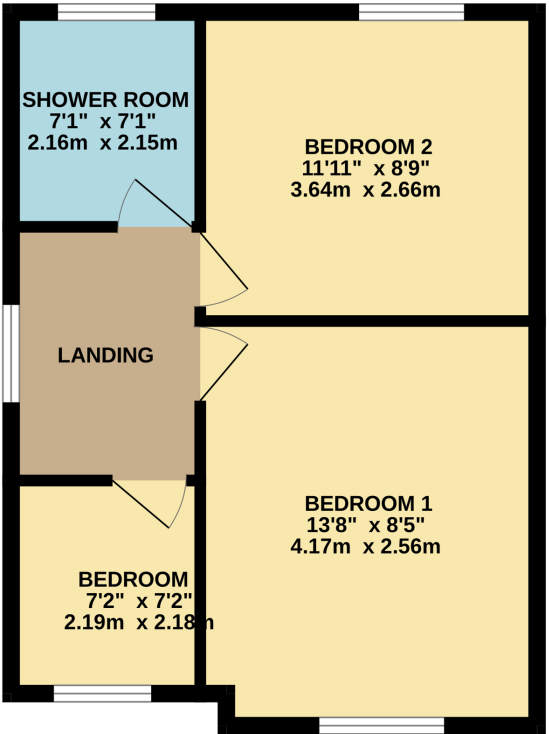


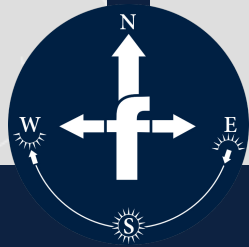
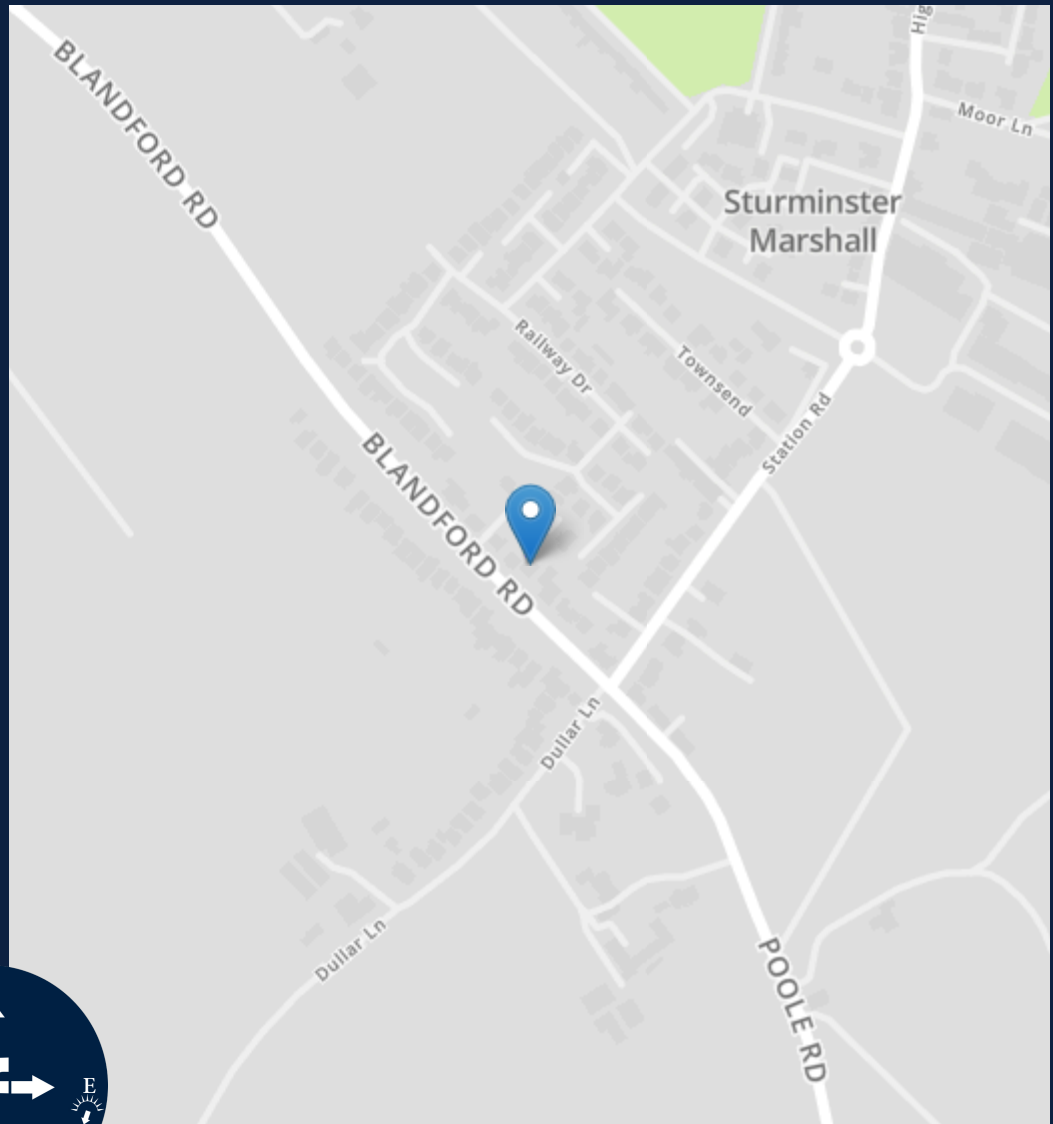
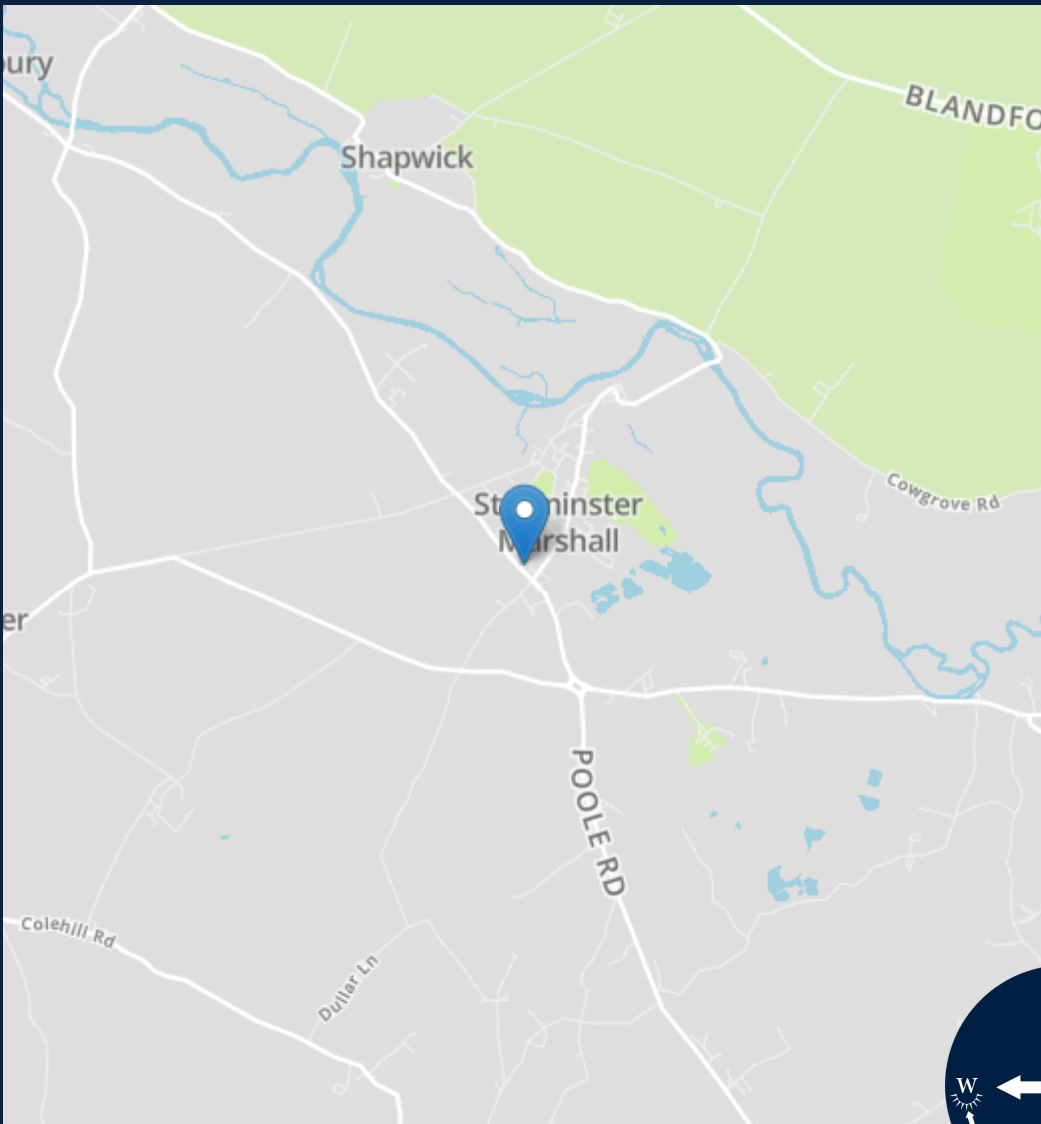


GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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12 East Street, Wimborne,

Dorset, BH21 1DS

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01202 880000