



## **Forum**

Sales & Lettings

- Village Location
- Front and Rear Gardens
- Gas Central Heating
- Double Glazing
- Lounge/Diner
- Garage

**Motcombe**

**£795 PCM**

# 16 Willow Way, Motcombe, Shaftesbury, Dorset, SP7 9QH

A spacious three bedroom house in the quiet village of Motcombe. The property benefits from gas central heating, front and rear gardens, double glazing, off road parking and garage. Further photos and details pending.

## Front Door to

**Entrance Hallway** - Radiator, stairs to first floor, wood vinyl flooring and doors to cloakroom and lounge.

**Cloakroom** - Fitted with a white suite comprising WC, corner wash hand basin, tiled splash-back, double glazed window to front aspect, radiator, alarm and electric consumer unit.

**Lounge 14' 4" x 11' 9" (4.37m x 3.58m)** - Spacious room with feature fireplace and decorative wood surround, raised marble heath, double glazed window to front aspect, tv aerial, telephone point, radiator, carpet and archway to

**Dining Room 7' 11" x 9' 8" (2.41m x 2.94m)** - Radiator, window to rear aspect and carpet.

**Kitchen 15' 1" x 10' 5" (4.59m x 3.17m)** - Fitted with a range of wood base and cupboard units, worktop with tiled splash-back, 1 1/2 bowl sink unit with mixer tap, double glazed window to rear aspect, space for washing machine, under worktop fridge and freezer, integrated oven and four ring gas hob, radiator, tiled flooring, built in storage cupboard and doors to garage and rear garden.

## First Floor

**First Floor Landing** - Smoke alarm, built in cupboard housing hot water tank, carpet and doors to master bedroom, bedroom two, bedroom three and family bathroom.

**Bedroom One 14' 11" x 9' 5" (4.54m x 2.87m)** - Window to front aspect, radiator, built in wardrobe with shelving unit and carpet.

**Bedroom Two 7' 8" x 8' 3" (2.34m x 2.51m)** - Window to rear aspect, radiator and carpet.

**Bedroom Three 8' 7" x 6' 6" (2.61m x 1.98m)** - Window to rear aspect, radiator and carpet.

**Bathroom** - Modern suite comprising WC, wash hand basin, enclosed bath and shower, tiled walls, window to side aspect, heated towel rail and tiled flooring.

**Outside** - Front garden laid to lawn with driveway parking in front of integrated garage. Rear garden mainly laid to lawn with small patio area.

**EPC Rating: D**

**Tenure:**

**Services:** Mains water, drainage, electricity and gas.

**Council Tax Band: C**

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**AVAILABLE:** Early March

**LEASE:** 6/12 Months  
Assured Shorthold initially - renewable.

**TENANCY:** Regrettably no smoking or housing benefit. All other applicants considered at the discretion of the landlord.

**RENT:** £795 PCM

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For expert letting advice for any property please call our lettings team on 01258 459600.

## Directions

### Viewing Arrangements

Strictly by appointment with Forum Sales & Lettings.

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU.

Tel: 01258 459600

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