



Forum
Sales & Lettings

- 3 / 4 Bedroom House
- Gas Central Heating
- UPVC Double Glazing
- Quiet Village Location
- Large Gardens
- Newly Renovated

Child Okeford
£925 PCM



4 Melway Lane, Child Okeford, Dorset, DT11 8EW

A recently renovated spacious three bedroom semi-detached house in this popular village. The property benefits from gas central heating, UPVC double glazing and large gardens.

Front door to: -

Entrance Hallway - Stairs to first floor, doors to sitting room, study & dining room (potential for a use as a 4th bedroom).

Dining Room 10' 9" x 10' 5" (3.27m x 3.17m) - UPVC window to rear aspect, radiator, range of power points & carpet.

Lounge 13' 2" x 10' 5" (4.01m x 3.17m) - UPVC window to rear aspect, airing cupboard housing hot water tank, gas fire (with gas back boiler), TV aerial lead, radiator and carpet.

Study 8' 2" x 6' 9" (2.49m x 2.06m) - A versatile space perhaps best suited for use as a study, UPVC window to front aspect, walk in larder cupboard. Carpet.

Kitchen 14' 2" x 8' 1" (4.31m x 2.46m) - Newly fitted with range of wall and base units, dual aspect room with UPVC windows to front and rear aspects, fitted electric hob and integrated oven, space for under worktop fridge / freezer, space for dining table. Tiled flooring.

Rear Lobby - with doors to Garden, WC & Utility Area.

WC -

Utility Area - With small area of worktop, space and plumbing for washing machine.

First Floor Landing -

Bathroom - Opaque UPVC window to side aspect, newly fitted suite comprising WC, wash hand basin & bath with electric shower over. Heated towel rail. Tiled flooring.

Bedroom One 13' 4" x 10' 5" (4.06m x 3.17m) - UPVC window to rear aspect, radiator & carpeted.

Bedroom Two 11' 2" x 10' 5" (3.40m x 3.17m) - UPVC window to rear aspect, radiator and carpeted.

Bedroom Three 7' 8" x 6' 11" (2.34m x 2.11m) - UPVC window to front aspect, fitted single wardrobe, radiator and carpet.

Outside - The property benefits from generous enclosed gardens to the front, side and rear, mainly laid to lawn. Informal parking is available to the front of the property in a small layby area, and directly on Melway Lane itself.



EPC Rating:

Tenure: Freehold

Services: Mains Gas,
Electric, Water & Drainage

Council Tax Band: C

AVAILABLE: 9th February
2018

LEASE: 6 / 12 Months
Assured Shorthold Initially -
Renewable

TENANCY: Regrettably no
smokers, housing benefit or
sharers.

RENT: £925 PCM

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

Viewing Arrangements

Strictly by appointment with Forum Sales & Lettings.

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

Tel: 01258 459600

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