



Forum
Sales & Lettings

- Well Presented Property
- Two Double Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- En-suite Shower Room

Shaftesbury

£775 PCM



Greenacre Way, Shaftesbury, Dorset, SP7 8FT

A very well presented two double bedroom house located on a popular residential estate on the outskirts on Shaftesbury. The property benefits from a modern fitted kitchen, living / dining room, WC, two double bedrooms one with en-suite shower room and a family bathroom.

Entrance Hall - Front door leads to the entrance hall. Doors to the WC, Kitchen, and Living / Dining Room. Useful storage cupboard.

WC - Window to the front aspect. WC, wash hand basin.

Kitchen 7'2" (2.18m) x 9'5" (2.87m) - Window to the front aspect. Space for a washing machine, dishwasher and upright fridge / freezer. Range of eye level and base level units with fitted oven, hob and sink with drainer. Extractor fan.

Living / Dining Room 11'5" (3.48m) x 14'10" (4.52m) - Window to the rear aspect and patio doors giving access to the garden. Stairs rising to the first floor.

First Floor Landing - Doors to the Master Bedroom, Second Bedroom and Bathroom.

Master Bedroom 9'2" (2.79m) x 11'5" (3.48m) - Window to the rear aspect, built in wardrobe with hanging and shelving, door to the en-suite shower room.

En-suite Shower Room - Window to the rear aspect, enclosed shower cubicle, WC, wash hand basin,

extractor fan.

Bedroom Two 8'1" (2.46m) x 9'5" (2.87m) - Window to the front aspect, cupboard housing tanks.

Bathroom 6'5" (1.95m) x 6'0" (1.83m) - Window to the front aspect, bath with shower attachment, WC, wash hand basin and extractor.

Outside - To the front of the property there are two off road parking spaces.

To the rear of the property there is an enclosed rear garden with a garden shed and outside tap.

The property benefits from solar panels.



EPC Rating: B

Services: Mains Electric, Mains Gas, Mains Water and Drainage.

Council Tax Band: C

AVAILABLE: Early August

LEASE: 6/12 months Assured Shorthold initially renewable.

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

RENT: £775 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



Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be



Forum
Sales & Lettings



01258 459600

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

www.forumsalesandlettinas.co.uk