



43 BUTT CLOSE

Dorchester, DT2 8SU

Price Guide £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

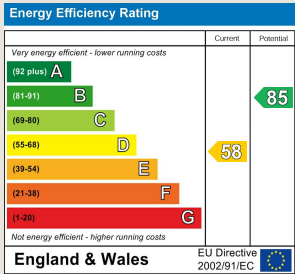
Located in the charming village of Puddletown, this delightful semi-detached house on Butt Close offers two well-proportioned bedrooms and is ideal for small families, couples, or individuals. Upon entering, you are welcomed into a open plan hall/kitchen with access to a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features a kitchen area which is typically a focal point in homes of this nature, providing ample opportunity for culinary creativity. Outside, you will find parking and gardens adding to the convenience of this lovely home.

Situation

The property is located in this sought after village which boasts a doctor's surgery, village shop, post office, pub and a vets. In addition there is a pre school, first and middle schools in the village. The historic county town of Dorchester is approximately 5 miles distant with it's shopping facilities, well regarded Thomas Hardy secondary school and excellent transport links to both London Waterloo and Bristol Temple Meads.

Local Authority

Dorset Council Tax Band: B
Tenure: Freehold
EPC Rating: D



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Entrance Hall

Stairs to first floor.

Kitchen

Stainless steel sink unit, good range of floor and wall mounted cupboards, tiled splashbacks, work surfaces and timber effect floor.

Living Room

Door to rear gardens.

First Floor

Landing

Bedroom 1

Overlooking the rear gardens.

Bedroom 2

Views over the village to the countryside beyond.

Bathroom

Suite comprising panelled bath, low level w/c and hand basin.

Outside

Parking space

Gardens

Small area of front garden with side access to rear garden. Outside tap.

The long rear gardens are mainly fenced and laid to lawn with a variety of trees and a terrace.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Heating electric room heating.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we

recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

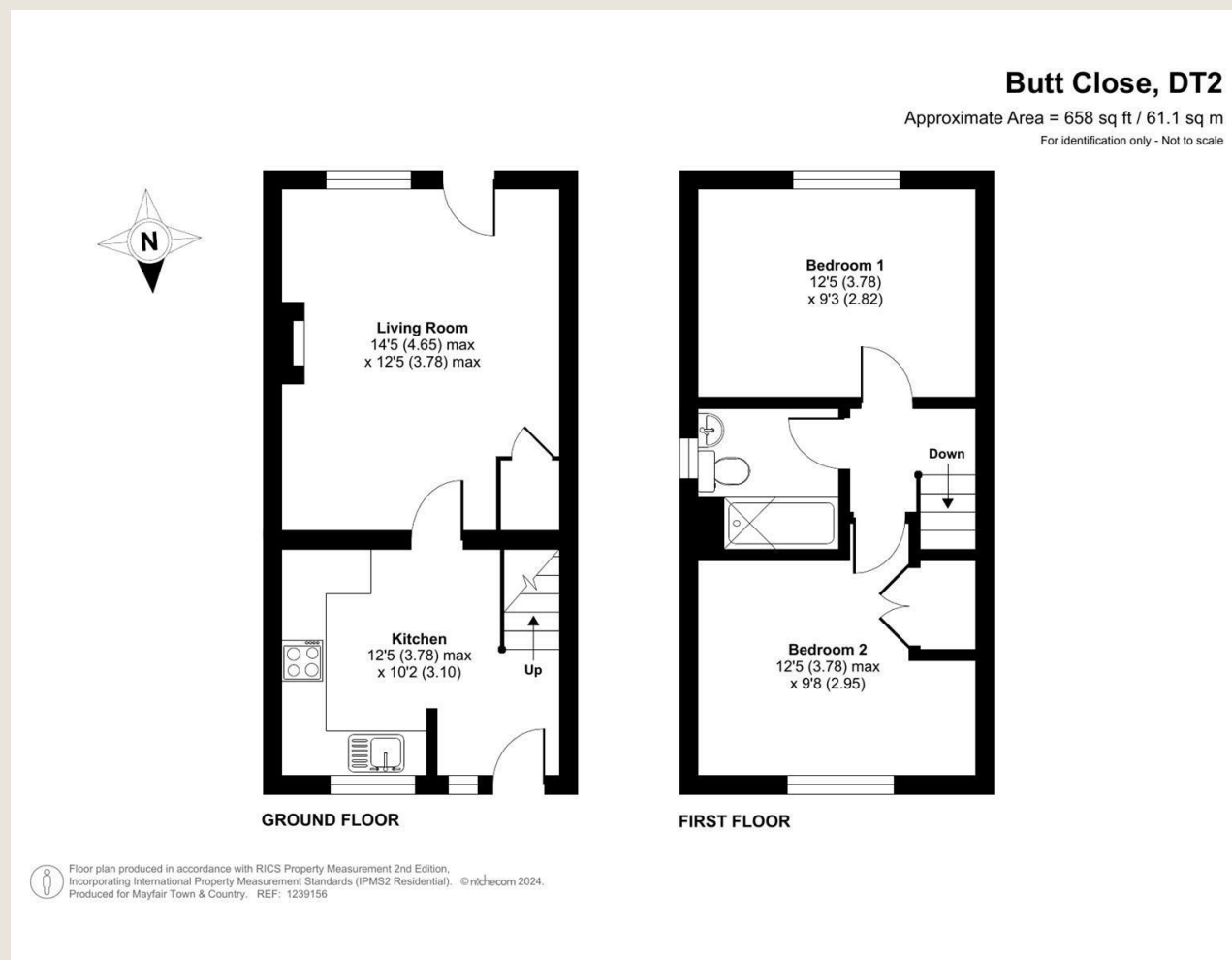
flood-map-for-planning.service.gov.uk/location

PROPERTY DESCRIPTION









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminsten@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

