



Main Road
Tolpuddle Dorchester, DT2 7EZ

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Main Road

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- Ideal Starter Home / Downsize / Investment
- Two Bedroom House
- Nestled in Tranquil Village Location
- Traditional Kitchen / Breakfast Room
- Ground Floor WC & Family Bathroom
- Enclosed Private Garden
- Garage & Driveway
- Light & Airy Accommodation Throughout
- Sought-After Location
- Fireplace with Log Burner





Nestled within the DESIRABLE village of Tolpuddle, this charming TWO BEDROOM, mid terrace house offers a SPACIOUS living accommodation with CHARACTER FEATURES, spread over three floors, this property is suitable for a range of buyers. This property benefits from a COURTYARD GARDEN, DRIVEWAY and GARAGE.



The front door opens on to the ground floor, consisting on your downstairs WC, practically located next to the front door. The ground floor continues through to the kitchen breakfast room, this room



has beautiful character features including large fireplace, windows both sides making the room feel light and airy, fitted kitchen units, electric oven, space for fridge, freezer, dishwasher and washing machine. Steps lead down to the lower ground floor.

The lower ground floor consists of a spacious sitting room, it has a characterful feature brick fireplace currently housing a woodburner, this room enjoys ample light from two windows, it is a perfect space for hosting friends and family.

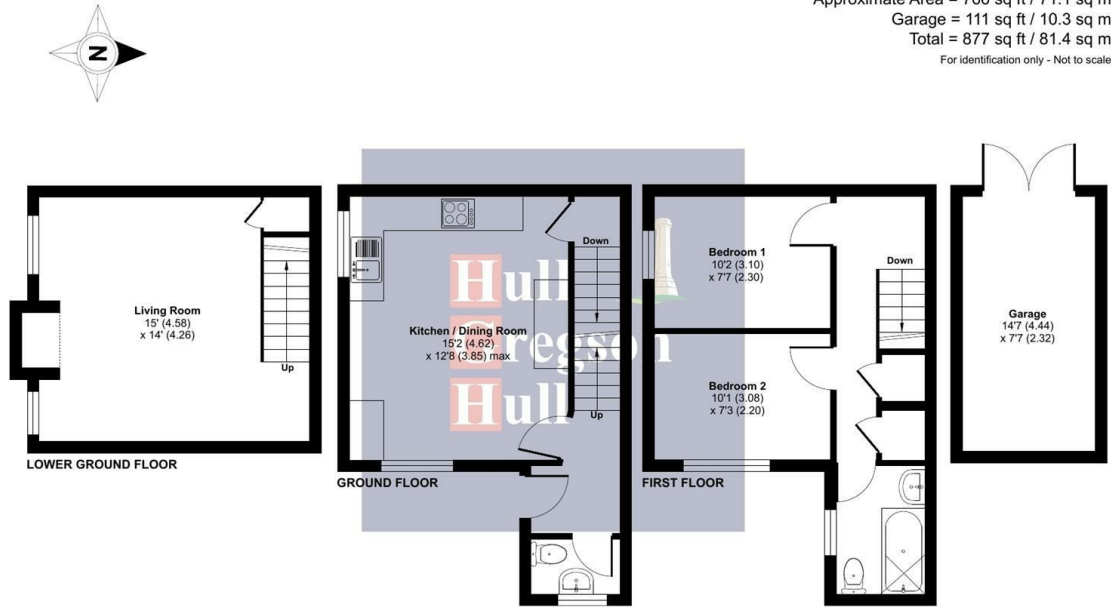
On the first floor, the home offers two bedrooms. The principal bedroom sits to the side and benefits from a bright outlook. Bedroom two offers versatility as a single room, nursery, or home office. The family bathroom boasts a wash-hand basin, low level W.C, a bathtub with a shower over.

Externally, the property boasts a low maintenance garden laid to stone paving that can be accessed from the driveway, it is a lovely suntrap perfect for garden furniture. Further benefits of the property include garage and driveway parking.



Main Road, Tolpuddle, Dorchester, DT2

Approximate Area = 766 sq ft / 71.1 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 877 sq ft / 81.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1318807

Living Room
15'0 x 14'0 (4.57m x 4.27m)

Kitchen/Dining Room
15'2 x 12'8 (4.62m x 3.86m)

Bedroom One
10'2 x 7'7 (3.10m x 2.31m)

Bedroom Two
10'1 x 7'3 (3.07m x 2.21m)

Garage
14'7 x 7'7 (4.45m x 2.31m)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. There is a cost of £30 per month for the maintenance of the treatment plant. Please be advised that there is a right of way effecting this property, this can be explained further when enquiring.

Property type: Semi-Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water. Drainage is a treatment plant.

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

