



**Connells**

London Close  
Piddlehinton Dorchester



### Property Description

Opportunity to purchase 75% of a Shared Ownership property. Set within a quiet cul-de-sac in the sought after village of Piddlehinton this three bedroom semi-detached house offers favourable living space, with a living room and kitchen perfectly sized for hosting and entertaining family and friends along with a multi-purpose second reception room for flexible living. On the first floor the property benefits from two double bedrooms, one single bedroom and a family bathroom. The property offers a private enclosed rear garden which is mainly laid to lawn and backs onto nearby countryside and offers off-road driveway parking. There is a Section 157 in place and also the option to purchase 100% of the property Freehold.

### Entrance Hall

Door to the front, storage cupboard, radiator, stairs to the first floor and doors leading to the living room and second reception room.

### Lounge

15' 9" x 19' 7" ( 4.80m x 5.97m )

Understairs cupboard, feature fireplace with decorative wooden fire surround and electric heater in set, two radiators, television aerial socket, double glazed French doors to the rear garden, door to the entrance hall and door through to the kitchen/diner.

### 2nd Reception Room

8' 10" x 8' 9" ( 2.69m x 2.67m )

Double glazed window to the front, radiator and door to the entrance hall.

### Kitchen

11' 1" x 18' 8" ( 3.38m x 5.69m )

Double glazed windows to the front and rear, fitted kitchen with various fitted wall and base units, work surfaces with stainless steel sink and drainer in set, space and point for double electric oven with extractor hood over, part tiled, space and plumbing for washing machine, space for fridge/freezer, central heating boiler, radiator, telephone point, spot lights, access to loft space, double glazed door to the rear garden and door to the lounge.



## Landing

Stairs from the entrance hall, airing cupboard, access to loft space and doors to all three bedrooms and bathroom.

## Bedroom 1

13' 9" x 8' 11" ( 4.19m x 2.72m )

Double glazed window to the rear, built in wardrobes, ceiling fan with light, radiator and door to the landing.

## Bedroom 2

13' 8" Max x 8' 10" Max ( 4.17m Max x 2.69m Max )

Two double glazed windows to the front, built in wardrobes, ceiling fan with light, radiator and door to the landing.

## Bedroom 3

10' 8" x 6' 6" ( 3.25m x 1.98m )

Double glazed window to the rear, radiator and door to the landing.

## Bathroom

Double glazed window to the side, bath with mixer taps and wall mounted shower over, wash hand basin, WC, fully tiled, radiator, extractor fan and door to the landing.

## Outside Space

### Front Garden

Large driveway for off parking, gravel borders with various plants and trees. Raised flower beds, outside tap and access to the rear.

### Rear Garden

Paved patio area directly to the rear of the property. Steps then lead up to the remainder of the garden which is mainly laid to lawn and a decked area perfect for outside dining. The garden is fully enclosed with a brick wall and hedging.

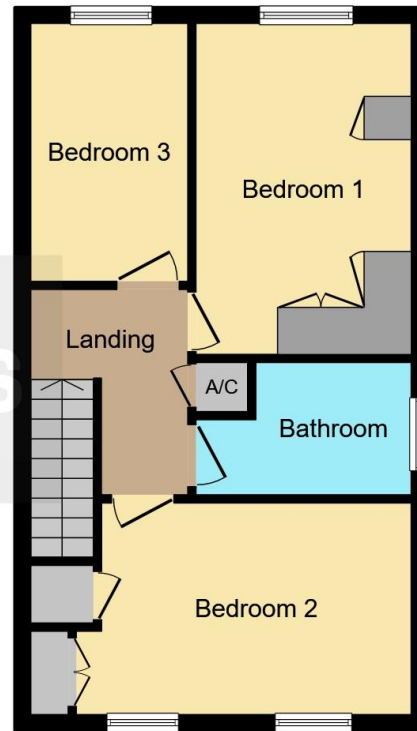
## Agents Note

The Property has a Section 157.





**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DCH307947](http://connells.co.uk/Property/DCH307947)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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