



**Connells**

The Quartermaster Stores Barrack Road  
Dorchester

# The Quartermaster Stores Barrack Road Dorchester DT1 1RN

for sale guide price  
**£250,000**



## Property Description

Situated close to the heart of Dorset's county town, Dorchester, lies this stunning two bedroom property on the site of a historic barracks. Converted in 2022 the property combines some traditional features with modern design and has been maintained to a very high standard. The property comprises two double bedrooms, shower room and spacious landing on the first floor. With an open plan lounge-diner-kitchen and utility and WC on the ground floor. The property further benefits from an enclosed and low-maintenance rear garden as well as two allocated parking spaces.

## Ground Floor

### Shared Entrance

The shared entrance provides a front door into the shared hallway, off of this is the properties own front door that opens into the open plan kitchen, lounge and dining room.

### Kitchen / Lounge / Dining Room

#### Lounge / Dining Room

13' 1" x 12' 1" ( 3.99m x 3.68m )

A front door leads into the lounge / dining room from the shared entrance hall. The lounge / dining room has stairs leading up to the first floor, an understairs storage cupboard, two double glazed windows to the front aspect, a radiator, a feature fireplace, a television aerial socket, a telephone point and is open to the kitchen.

#### Kitchen

6' 6" x 11' 9" ( 1.98m x 3.58m )

A fitted kitchen with a range of wall and base units, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, a radiator, a double glazed window to the rear aspect, open to the lounge dining room and with a doorway to the rear hall.

#### Rear Hall

With a storage cupboard, a door to the utility / cloakroom, a doorway opening onto the open plan kitchen, lounge and dining room and with a door leading out onto the rear garden.

#### Utility / Cloakroom

A door leading from the rear hall, with a WC, a wash hand basin, an extractor fan and plumbing for a washing and dryer.

## First Floor

### First Floor Landing

Stairs lead up from the lounge with a double glazed window to the front aspect, a radiator and doors leading to bedrooms 1 and 2 and the family bathroom.

### Bedroom 1

12' 2" x 11' 9" ( 3.71m x 3.58m )

A door leads from the first floor landing to bedroom 1 which has a double glazed window to the rear aspect, a radiator, a television aerial socket, a telephone point and a built in wardrobe.

### Bedroom 2

9' 8" x 6' 10" ( 2.95m x 2.08m )

A door leads from the first floor landing into bedroom 2, with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point and loft access to a boarded out loft.

### Bathroom

A door leads from the first floor landing into the part tiled bathroom, with a double glazed window to the front aspect, a WC, a wash hand basin and a shower cubicle.

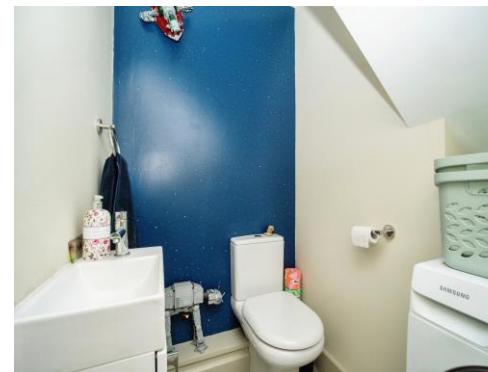
## Outside

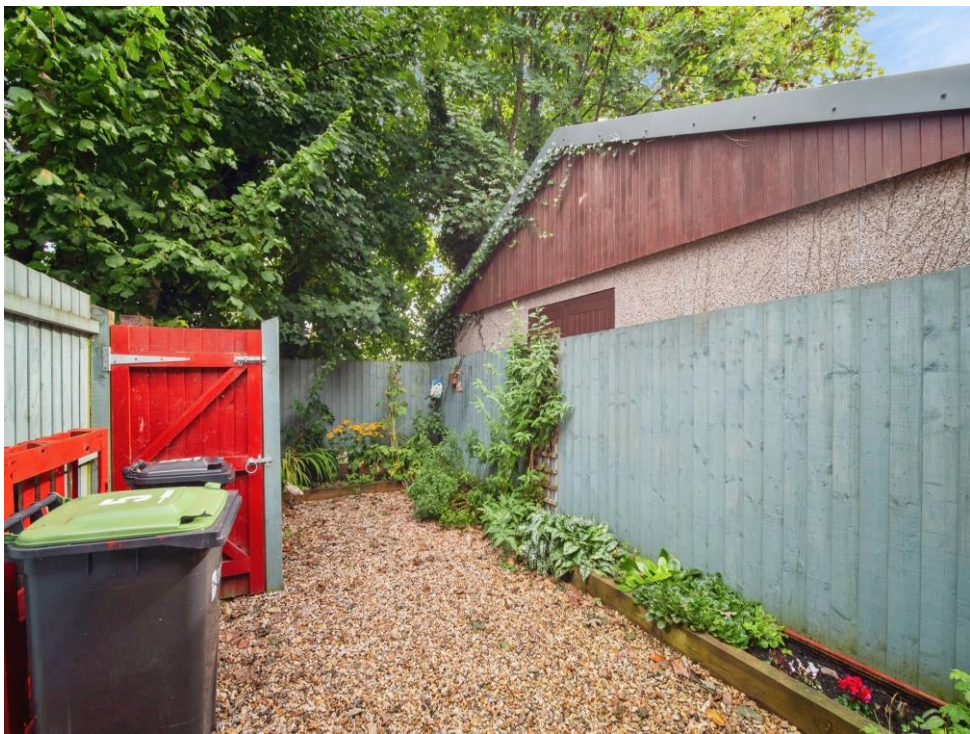
### Rear Garden

A door leads from the rear hall into the fenced rear garden, laid with a patio, ideal for seating and alfresco dining and with an area laid with gravel and a flower border to one side leading to the rear access gate.

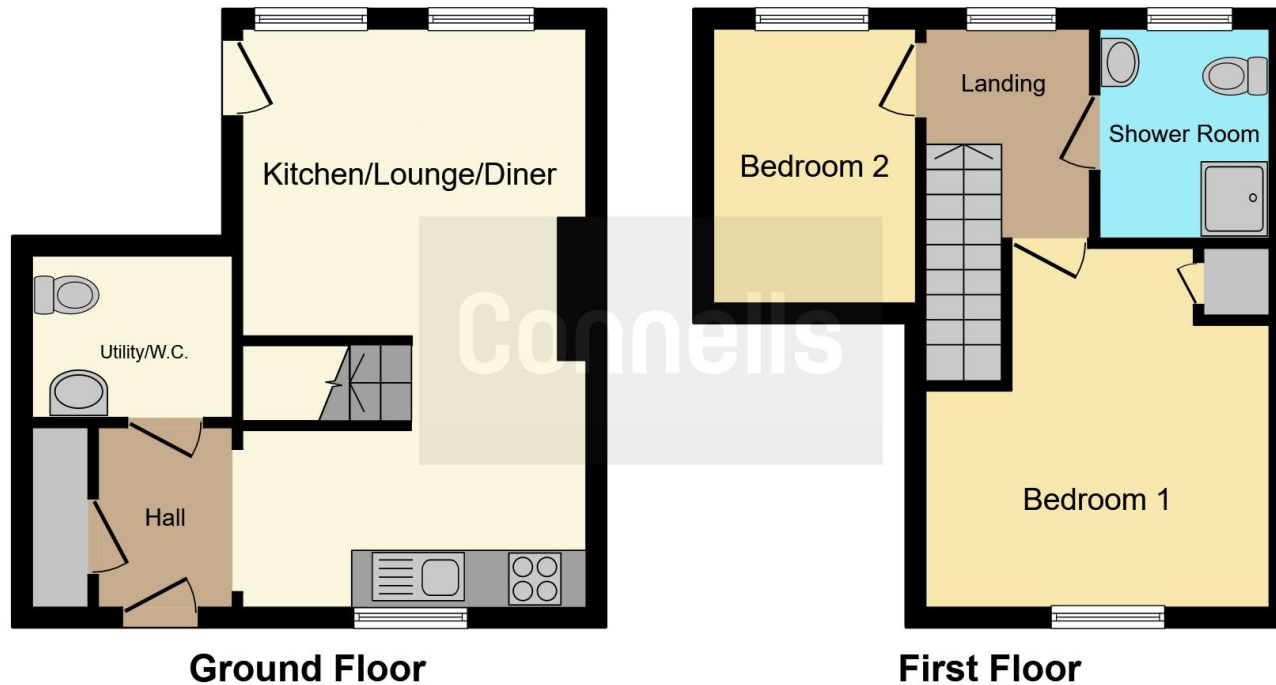
### Parking

The property further benefits from two allocated parking spaces.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH308808](http://connells.co.uk/Property/DCH308808)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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