



Connells

Old Post Office .
Dorchester

Old Post Office . Dorchester DT2 9LU

for sale guide price
£430,000



Property Description

Situated in the village of Winterbourne Abbas is this substantial family home offered to the market with no chain. The Grade II listed property boasts many character features and offers four well-proportioned bedrooms and a family bathroom on the first floor, the master bedroom benefits from en-suite W.C. The ground floor is home to spacious and dual aspect lounge, study/reception room, W.C. kitchen-diner and hallway with plenty of storage. There is the added bonus of an indoor swimming pool, south facing rear garden and outbuildings which include a double garage.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own

due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A single glazed front door leads into the entrance hall with storage cupboards, stairs leading to the first floor and doors leading to the cloakroom, the pool room and a reception room.

Lounge

18' 5" x 15' 10" (5.61m x 4.83m)

A door leads from the entrance hall into the lounge with a radiator, a woodburner in a fireplace, single glazed windows to the front aspect and a door leading into the kitchen/dining room.

Kitchen / Dining Room

23' 10" x 16' 10" (7.26m x 5.13m)

A door leads from the reception room into the kitchen / dining room with single glazed windows to the front and rear aspects, a woodburner in a fireplace, a gas range and doors leading to the snug and to the outside.

Snug

16' 6" x 12' 11" (5.03m x 3.94m)

A door leads from the kitchen / dining room into the snug with a single glazed window to the front aspect, a double glazed window to the rear aspect, and a woodburner in a fireplace.

Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin and an extractor fan.

Pool Room

36' 4" x 14' 5" (11.07m x 4.39m)

A door leads from the entrance hall into the indoor swimming pool with double glazed patio doors and double glazed windows to the rear and side aspects.

First Floor

First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with an airing cupboard, access to the loft, a double glazed window to the rear aspect and doors leading to the bathroom and to bedrooms 1, 2, 3 and 4.

Bedroom 1

16' 11" x 13' 10" (5.16m x 4.22m)

A door leads from the first floor landing into bedroom 1 with a single glazed window to the front aspect and a double glazed window to the rear with a radiator and a television aerial socket.

Bedroom 2

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

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect and a radiator.

Bedroom 3

19' 1" x 11' 9" (5.82m x 3.58m)

A door leads from the first floor landing into bedroom 3 with a double glazed window to the rear aspect and a radiator.

Bedroom 4

12' 4" x 12' 7" (3.76m x 3.84m)

A door leads from the first floor landing into bedroom 4 with a double glazed window to the rear aspect and a telephone point.

Bathroom

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

Outside Space

Garage

18' 11" x 19' 11" (5.77m x 6.07m)

A double garage with a pair of up and over garage doors with power, light and a door leading into the workshop.

Workshop

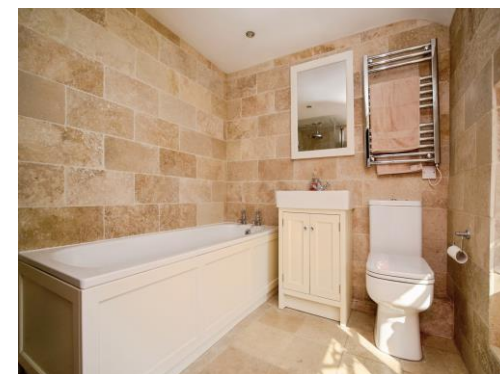
A door leads from the double garage into a workshop.

Rear Garden

A generous rear garden laid to lawn with mature shrubs and trees. Further benefiting from a carport.

Driveway

A paved driveway to the left hand side of the property leads to the front door and provides additional parking.









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

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EPC Rating: Exempt

Tenure: Freehold

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