



**Connells**

Whitehall  
Maiden Newton Dorchester



### Property Description

Situated in the ever-popular village of Maiden Newton lies this two bedroom cottage. The property offers two spacious bedrooms and office space of the first floor. There is a well-proportioned lounge, kitchen, bathroom and conservatory opening to the rear garden. The generous rear garden enjoys a pleasant outlook over the river and offers more than enough space to enjoy al-fresco dining as well as the growing of fruit and vegetables.

### 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.

### Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with an electric storage heater, an understairs cupboard, stairs leading to the first floor and doors to the lounge, the kitchen and the bathroom.



## Lounge

12' 3" x 10' 6" ( 3.73m x 3.20m )

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, an open fireplace, an electric storage radiator, a television aerial socket and a telephone point.

## Kitchen

14' 7" x 8' 3" ( 4.45m x 2.51m )

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob, plumbing for a washing machine, an electric storage heater, a double glazed window to the rear aspect and a door into the conservatory.

## Conservatory

9' 5" x 9' 5" ( 2.87m x 2.87m )

A door leads from the kitchen into the conservatory with double glazed window to the rear and side and a pair of doors leading out onto the rear garden.

## Bathroom

A door leads from the entrance hall into the part tiled bathroom with a bath, a WC, a wash hand basin and a double glazed window to the rear aspect.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor entrance hall with a double glazed window to the rear aspect, an airing cupboard and doors to all bedrooms.

## Bedroom 1

11' 3" x 10' 8" ( 3.43m x 3.25m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect and an electric storage radiator.

## Bedroom 2

8' 1" x 8' ( 2.46m x 2.44m )

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

## Bedroom 3 / Office

7' 5" x 2' 10" ( 2.26m x 0.86m )

A door leads from the entrance hall into bedroom 3 / the office with a double glazed window to the front aspect.

## Outside Space

### Rear Garden

A pair of doors lead from the conservatory onto the rear courtyard garden laid to a patio with stone walls and areas of lawn, further benefiting from a shed and views over the river.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.













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: F Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309182](http://connells.co.uk/Property/DCH309182)**



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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