



Connells

Mill Street
Puddletown Dorchester

Mill Street Puddletown Dorchester DT2 8SH

for sale guide price
£300,000



Property Description

Situated in the ever-popular village of Puddletown lies this four bedroom home. The property boasts four double bedrooms, family bathroom and additional W.C. on the first floor. The ground floor is home to generous internal garage with power, utility, kitchen, dining room and well-proportioned lounge. There is a generous garden to both the side and rear and driveway parking for several cars.

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 Porch

A double glazed front door leads into the entrance porch, with a single glazed window to the front aspect and a door leading into the entrance hall.

Entrance Hall

A single glazed door leads from the entrance porch into the entrance hall with a radiator, stairs leading to the first floor and doors leading to the lounge, the dining room, the kitchen and the cloakroom.

Lounge

17' 10" x 10' 10" (5.44m x 3.30m)

A door leads from the entrance hall into the lounge with single glazed windows to the front and side aspects, a radiator, a television aerial socket, a telephone point and an electric fireplace.

Dining Room

12' 2" x 11' 11" (3.71m x 3.63m)

A door leads from the entrance hall into the dining room with a radiator, a telephone point, a serving hatch to the kitchen, a single glazed window to the side aspect and double glazed patio doors leading onto the rear garden.

Kitchen

13' 7" x 9' 5" (4.14m x 2.87m)

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 with a cookerhood over, a radiator, a serving hatch to the dining room, a single glazed window to the rear aspect and a door leading into the utility room.

Utility

8' 5" x 6' 10" (2.57m x 2.08m)

A door leads from the kitchen into the utility room with a radiator, plumbing for a washing machine and tumble dryer, a single glazed window to the rear aspect, a single glazed door to the rear garden and a door into the garage.

Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and a single glazed window to the side aspect.

First Floor

First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with an airing cupboard, loft access, a telephone point, a radiator, an airing cupboard, a single glazed window to the side aspect and doors to the bathroom, the shower room and all four bedrooms.

Bedroom 1

17' 10" x 10' 10" (5.44m x 3.30m)

A door leads from the first floor landing into bedroom 1 with a radiator and single glazed windows to the front and side aspects.

Bedroom 2

12' 10" x 10' 1" (3.91m x 3.07m)

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

Bedroom 3

10' 1" x 10' 10" (3.07m x 3.30m)

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

Bedroom 4

12' 2" x 11' 11" (3.71m x 3.63m)

A door leads from the first floor landing into bedroom 4 with a radiator, a television aerial socket and a single glazed window to the rear aspect with secondary glazing.

Bathroom

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

Shower Room

A door leads from the first floor landing into the shower room with a shower cubicle, a wash hand basin, a radiator, an extractor fan and a single glazed window to the side aspect.

Outside Space

Front Garden

The front of the property is laid to tarmac with parking for several cars with direct access to the garage and to the entrance porch to the side.

Rear Garden

A door from the utility room and a pair of patio doors from the dining room lead out onto the rear garden, laid to a patio and a generous lawn with mature shrubs, trees, a garden path, a shed and a greenhouse.

Garage

16' 11" x 10' 2" (5.16m x 3.10m)

A single garage with a pair of side hinged garage doors, power, light, the boiler, the consumer board and a door leading into the utility room.

Parking

Parking for several cars is available on the driveway.

Agents Note

We are advised of the following:-

The Artex ceiling for this age of property may have an element of Asbestos to it, Advice should be sought if a flat ceiling surface is desired.

There is a small area of felted flat roof over the main bedroom which has been leaking water, this is currently being investigated.

Please ask the branch for more details.









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: D Council Tax
 Band: E

Tenure: Freehold

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