



**Connells**

The Bungalow The Bungalow  
Winterbourne Abbas Dorchester



# The Bungalow

## Winterbourne Abbas Dorchester DT2 9LR

for sale offers over  
**£300,000**

### Property Description

Situated in the West Dorset village of Winterbourne Abbas which boasts a wide range of amenities and easy transport links lies this detached bungalow. The property occupies a private wrap around plot set back from the road. The property comprises utility, kitchen, family bathroom, two double bedrooms, spacious lounge-diner and WC. There is also the added bonus of a garage and driveway parking. The property is offered to the market with no onward chain.

### Ground Floor

#### Entrance Hall

A single glazed front door leads into the entrance hall with loft access and doors leading to the lounge / dining room, the kitchen and the bathroom.

#### Lounge

27' 1" x 12' 2" ( 8.26m x 3.71m )

A door leads from the entrance hall into the lounge / dining room with double glazed windows to the rear and side aspects, radiators, television aerial sockets , telephone points, a door leading into an internal hallway and double glazed patio doors leading onto the rear garden.

#### Kitchen

11' 1" x 7' 8" ( 3.38m x 2.34m )

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, a gas oven and hob with a cookerhood over, a television aerial socket, a doorway into the utility room, double glazed windows to the rear and side aspects and a door leading out to the rear garden.

#### Utility Room

7' 10" x 4' 11" ( 2.39m x 1.50m )

A doorway leads from the kitchen into the utility room with plumbing for a washing machine, space for a fridge freezer and a double glazed windrow to the rear aspect.

#### Shower Room

A door leads from the entrance Hall into the part tiled shower room with a shower cubicle, a WC, a wash hand basin, an airing cupboard, a shaver point, a radiator and a single glazed window to the side aspect.



### **Internal Hallway**

A door leads from the lounge / dining room into the internal doorway with doors leading off of it to the cloakroom and to bedrooms one and two.

### **Cloakroom**

A door leads from the internal hallway into the cloakroom with a WC, a wash hand basin, a radiator and a double glazed window to the front aspect.

### **Bedroom 1**

11' 1" x 9' 9" ( 3.38m x 2.97m )

A door leads from the inner hallway into bedroom 1 with a radiator, a television aerial socket and a double glazed window to the front aspect.

### **Bedroom 2**

10' 5" x 9' 9" ( 3.17m x 2.97m )

A door leads from the inner hallway into bedroom 2 with a radiator, fitted wardrobes and a double glazed window to the front aspect.

### **Outside Space**

#### **Front Garden**

Gates lead to a gravel area and on to a patio and a path leading to the front door and along the front of the property.

#### **Rear Garden**

Doors lead from the lounge / dining room and the kitchen onto the rear garden which is laid to a lawn with a patio, an outside tap and a shed.

### **Driveway**

Parking is available on the driveway that leads to the garage.

### **Garage**

15' 3" x 9' ( 4.65m x 2.74m )

The driveway leads to the garage with a pair of doors, power, lighting, a gas boiler and a tap.

### **Agents Note**

Council Tax is Band D















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: D Council Tax  
 Band: D

Tenure: Freehold

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