





Property Description

Situated close to the heart of Dorset's County Town lies this substantial semi-detached home. The property beautifully combines modern design with character features. The property comprises a spacious open-plan kitchen-living room, with two generous double bedrooms and bathroom on the first floor. There is the added bonus of a private and enclosed West-Facing garden as well as allocated parking space.

Ground Floor

Lounge / Kitchen / Dining Room

Lounge

19' 2" x 16' 5" (5.84m x 5.00m)

The front door leads into the generous open plan living space with a radiator, a telephone point, a television aerial socket, stairs which lead to the first floor landing, a glazed window to the front aspect and a pair of double glazed french doors which lead out onto the garden.

Kitchen

16' 5" x 10' 2" (5.00m x 3.10m)

The open plan lounge leads onto the fitted kitchen which has range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and hob with a cookerhood over, the gas combi boiler, a radiator, an integrated washing machine and dishwasher and space for a fridge freezer.



First Floor

First Floor Landing

Stairs lead up from the lounge to the first floor landing with a double glazed skylight and doors to the bathroom and to bedrooms one and two.

Bedroom 1

18' 9" x 16' 10" (5.71m x 5.13m)

A door leads from the first floor landing into bedroom 1 with a radiator and a window to the front aspect with secondary glazing.

Bedroom 2

13' 3" x 9' 6" (4.04m x 2.90m)

A door leads from the first floor landing into bedroom 2 with a radiator, built in wardrobes and a window to the front aspect with secondary glazing.

Bathroom

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator and a double glazed skylight to the rear.

Outside Space

Rear Garden

French doors from the open plan living space lead onto the private, enclosed, west facing rear garden which is laid to a patio with a lawn beyond providing space for alfresco dining and with fruit trees, a shed and an external tap.

Parking

The property benefits from an allocated parking space.

Agents Note

We are advised that two trees in garden have a tree preservation order on them - these are not listed but are within a conservation area.

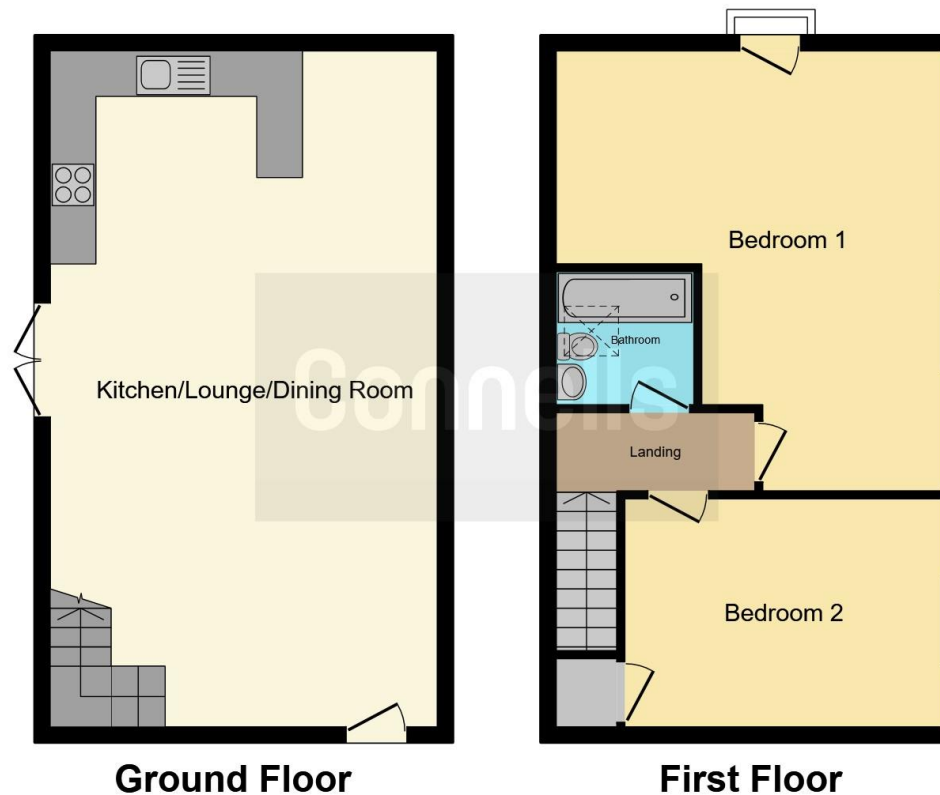
EPC Rating C.

Council Tax Band C.









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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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