

Connells

Marlott Manor Farm Cottages Dorchester Road Dorchester

# Marlott Manor Farm Cottages Dorchester Road Dorchester DT2 9ND







## **Property Description**

Situated in a quiet development in the popular village of Frampton lies this one bedroom freehold cottage with no onward chain. The property is well-presented throughout and comprises an open-plan kitchen-living area overlooking the well-maintained communal gardens. There is a spacious double bedroom, storage cupboard and bathroom. The property further benefits from an allocated parking space.

#### **Entrance Hall**

The front door leas into the entrance hall with the consumer board and doors leading to the open plan lounge / kitchen, the bathroom and the bedroom.

# **Open Plan Lounge / Kitchen** 15' 2" x 11' 9" ( 4.62m x 3.58m )

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

The fitted kitchen has a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, space for an electric oven and hob, plumbing for a washing machine and space for a fridge freezer.

#### **Bedroom 1**

11' 9" x 9' 4" ( 3.58m x 2.84m )

A door leads into the bedroom with a double glazed window to the front aspect, an airing cupboard and access to the loft space.

#### **Bathroom**

A door leads from the entrance hall into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a shaver point and an extractor fan.

# **Outside Space**

#### **Communal Garden**

The property benefits from well maintained communal gardens.

### **Parking**

The property benefits from an allocated parking space.

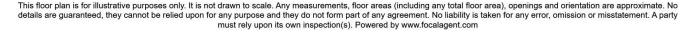
# **Agents Note**

We are advised that there is a £35pcm charge for the communal garden.









To view this property please contact Connells on

T 01305 266 755 E Dorchester@connells.co.uk

3 High West Street DORCHESTER DT1 1UH

EPC Rating: E Council Tax Band: A

view this property online connells.co.uk/Property/DCH309302





Tenure: Freehold





<sup>1.</sup> 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.