



Briantspuddle, Dorchester DT2 7HT

- Two bedroom semi-detached bungalow
- Large gardens, front and rear
 - Quick sale preferred
 - Owned Solar Panels
- Quiet village location outside Dorchester
 - Modernisation required
 - Great investment opportunity

Offers Over £235,000 Freehold



Front of property

A shared concrete pathway with steps leads to the property's UPVC front door and front garden. The pathway wraps around the property, providing access to the rear garden via an iron gate.

Front Garden

A generous front garden laid to lawn and adorned with mature shrubbery, enclosed by fencing and hedging for privacy.

Inner Hallway

Features a loft hatch, storage cupboard housing meters, an electric heater, thermostat, ceiling light, and doors leading to the principal rooms.



Living Room

12'9" x 12'5"

A bright and airy front-aspect living space featuring ceiling coving, double-glazed windows, and a wall-mounted electric heater.

Kitchen

9'2" x 8'6"

Partially tiled rear-aspect kitchen fitted with base-level units, a composite sink with stainless steel mixer tap, and a double-glazed window overlooking the garden. Includes a storage cupboard with obscured double-glazed window, wall-mounted electric heater, and door leading to the rear hallway.

Rear Hallway

Fully tiled with ceiling coving, a large storage cupboard housing the water tank, and a double-glazed UPVC door providing access to the rear garden.

Bedroom One

13'5" x 9'10"

A spacious rear-aspect double bedroom with double-glazed window overlooking the garden, wall-mounted electric heater, ceiling coving, and built-in mirrored wardrobes.

Bedroom Two

9'10" x 9'10"

A front-aspect bedroom featuring double-glazed windows, electric heater, and built-in mirrored wardrobes.

Bathroom

8'2" x 4'7"

A fully tiled bathroom comprising a bathtub with stainless steel mixer tap and handheld shower attachment, low-level WC, hand wash basin with stainless taps, wall-mounted electric heater, and obscured double-glazed window to the rear.

Rear Garden

A concrete pathway leads around the property to a storage cupboard and up steps to the main garden area, which is laid to lawn and complemented by a variety of mature shrubbery.



Local Authority
Council Tax Band **C**
EPC Rating **E**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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