



## 17 Coburg Road, Dorchester, Dorset

A well-presented detached house with modern and comfortable accommodation situated in a desirable location in Dorchester. The property is bright and airy throughout with four good size bedrooms, en suite, landscaped rear garden, driveway, and garage.

Guide Price  
**£675,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 17 Coburg Road, Dorchester, Dorset, DT1 2HN

- Detached house
- Well presented throughout
- Flexible accommodation
  - Four bedrooms
  - En suite bathroom
- Two reception rooms
- Front and rear garden
  - Driveway
  - Single garage
- Council tax band E

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office  
on 01305 261008





#### The Property

Situated in a desirable location, the property boasts plenty of space and is bright and airy throughout, offering a fantastic family home that is both modern and comfortable.

The ground floor of this delightful property presents a welcoming entrance hall and spacious accommodation throughout. The ground floor also features a double bedroom complete with fitted wardrobes and an en-suite bathroom with underfloor heating. The property also has a study, ideal for anyone working from home, a convenient wc off of the entrance hall and a spacious sitting room with bifold doors letting in plenty of natural light and leading out onto the beautiful landscaped rear garden.

The kitchen/dining/living room has been tastefully designed as the heart of the home. The kitchen has a range of floor and wall mounted units. The open-plan design of this room creates a light and welcoming atmosphere which, combined with the tasteful décor throughout, creates a delightful space to live.

Adjacent to the kitchen is a useful and well-appointed utility room, complete with ample storage space, additional work surface and space for white goods.

On the first floor, there are three double bedrooms, all well-proportioned and with ample space for storage. Bedrooms 1, 2 and 3 all

benefit from built in wardrobes and bedroom 4 utilises storage in the eaves. The bathroom and separate shower room offer convenient facilities to meet the needs of a busy family.

#### Outside

Externally, the property has an enclosed rear garden, with a patio area, lawn and borders stocked with flowers and mature shrubs. It has been lovingly landscaped to include a tranquil pond.

The front of the property boasts ample off-street parking, with a driveway leading to a single garage with electric roller door.

#### Situation

This property is situated on Coburg Road, just a short walk from the town centre, Dorset County Hospital and both South and West train stations.

The town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas including Brewery Square development with its variety of shops and restaurants centred around a fountain square.

The house falls within the catchment area of a number of highly regarded schools. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross channel ferries at Poole.

#### Services

Mains gas, electricity, water and drainage.  
Gas fired central heating system.

A satellite dish, feeding to both the sitting room and kitchen/dining area.

Fibre broadband to the home, feeding into the study.  
Photovoltaic panels and solar thermal panels.

Broadband - Ultrafast speed available

Mobile - Network coverage is reported to be good for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

Flood Zone 1 (<https://www.gov.uk/check-long-term-flood-risk>)

#### Local Authority

Dorset Council  
Tel: 01305 251010 or [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council tax band E

EPC: C

**Directions**

From our Dorchester office proceed south up Weymouth Avenue, passing Brewery Square on your left and the skate park on your right (approximately 0.3 miles). Go straight over at the traffic lights/crossroads and take the first right turning onto Edward Road and the next left onto Coburg Road. After a short distance the property will be on your left hand side.



**Coburg Road, Dorchester**

Approximate Area = 2224 sq ft / 206.6 sq m (includes garage)

Limited Use Area(s) = 208 sq ft / 19.3 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 2508 sq ft / 233 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		73	83



Dorchester/ATR/19.02.24/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 999884



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