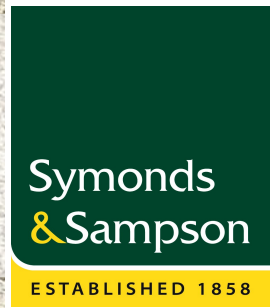




Broadmead, Broadmayne, Dorchester, Dorset

A two bedroom detached bungalow, extensively refurbished throughout, with garage, parking and no chain.

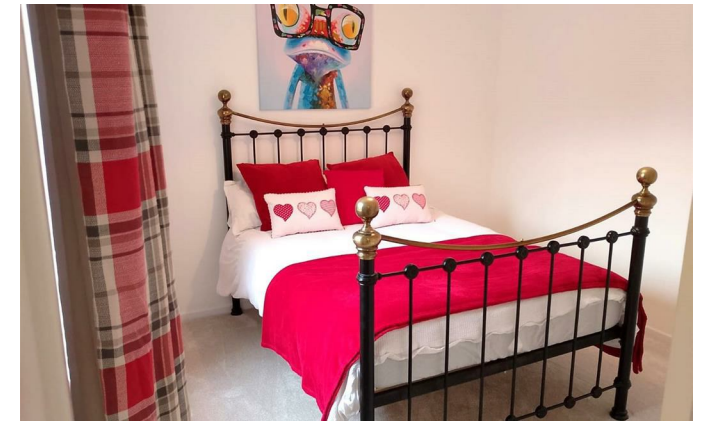
Guide Price
£415,000
Freehold



5 Broadmead, Broadmayne, Dorchester, Dorset, DT2 8EE

- Modernised
- New kitchen
- New shower room
 - New carpets
- New UPVC double glazing
 - Garage & drive
 - No chain

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This detached bungalow has been extensively modernised throughout to include new: carpets, UPVC double glazing, combination boiler and radiators, kitchen and bathroom. Beautifully presented and ready to move straight into with no forward chain.

Light and bright throughout with scope to make your own, the property is situated on a quiet road within easy reach of village amenities and enjoys a south facing garden.

The accommodation in brief comprises; entrance hallway with a handy coats cupboard. The sitting room is a nice sized room with wood burning stove and hearth as well as TV connection. The kitchen/breakfast room is fitted with ample cupboards and drawers, integrated fridge/freezer, dishwasher and a double oven with electric hob and extractor hood over. There is ample work surface with matching upstand and space for a breakfast table and

chairs with French doors onto the decking. The master bedroom is a good size double room with fitted wardrobes and bedroom 2 is another double room. The stylish new shower room has a walk-in shower with fixed screen, vanity basin and WC with concealed cistern.

The property benefits further from: a small utility room with space for a washing machine, attached garage, ample parking on the drive and gravelled front.

Outside

The rear garden is a nice size, south facing and level. Mostly lawn with space for a garden shed and greenhouse and a good sized deck abutting the property.

Situation

Broadmayne is a popular village with good local facilities including parish church, first school, sub post office/shop, public house and village hall that provides clubs for all ages. Bus services run through the village to local

surrounding towns. It is about four miles south-east of Dorchester, the county town, which offers a comprehensive range of shopping, recreational facilities as well as the main line railway service to London Waterloo.

There are cross channel ferry services at Poole and sandy beaches at Weymouth and Poole. The area has an excellent network of footpaths and bridleways over the surrounding countryside and coastline.

Broadmayne also has its own community website, to view go to www.broadmayne.org.

Services

Mains gas, electric, water and drainage are connected.

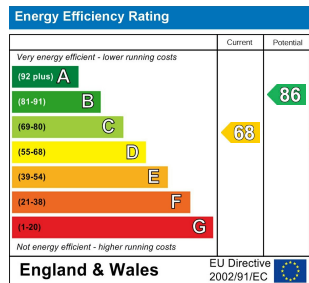
Broadband - Ultrafast speed available
Mobile - Network coverage is reported to be good for both indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority
 Dorset Council
 01305 251010 or www.dorsetcouncil.gov.uk

Council Tax Band: D
 EPC: D

Directions

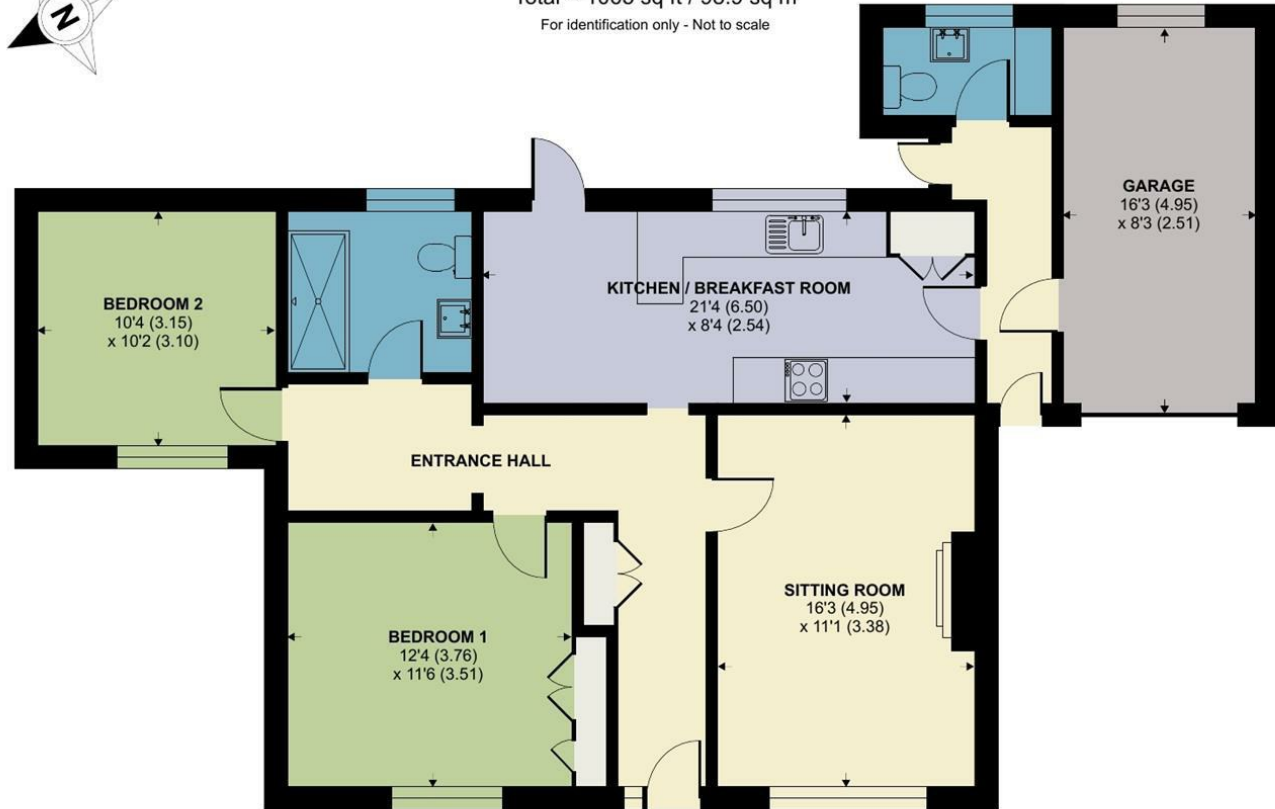
From Dorchester High West Street head down onto London Road and at the traffic lights, just before Greys Bridge, turn right onto Kings Road. Continue straight over the mini roundabout onto Alington Road. Proceed over a series of roundabouts signposted Broadmayne/Wareham. Enter the village and take the second right onto Rectory Road, right again onto Conway drive and then after a few hundred yards left into Broadmead, the property is on the left. Use what3words to find your destination /// became.timing.bookcases



Dorchester/SXP/03.05.24/rev

Broadmead, Broadmayne, Dorchester

Approximate Area = 929 sq ft / 86.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1065 sq ft / 98.9 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1106241



Symonds & Sampson
 ESTABLISHED 1858

01305 261008
 Symonds & Sampson 9 Weymouth Avenue
 Brewery Square
 Dorchester
 Dorset
 DT1 1QR
 dorchester@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

