



Mountain Ash Road, Dorchester, Dorset

A delightful three-bedroom Victorian terrace house in need of modernisation, situated close to Dorset County Hospital and all amenities.

Guide Price
£250,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

8 Mountain Ash Road, Dorchester, Dorset, DT1 2PB

- Terraced house
- In need of modernisation
 - Three bedrooms
 - Loft room
- Low maintenance rear garden
- Close to Dorset County Hospital
 - No forward chain

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

The ground floor features a spacious sitting/dining room, filled with natural light coming through the front aspect bay window.

To the rear of the house is the kitchen which has a range of floor and wall mounted units. Adjacent to the kitchen, the lean-to garden room offers additional versatile space, part of which can serve as a utility area. Completing the ground floor, off the kitchen, is a bathroom with a white suite comprising of wc, wash hand basin and bath with shower over.

Moving upstairs, you will find two double bedrooms. The single bedroom is ideal for a child's room, guest room, or home office.

The first floor also provides access to a versatile loft space, which could be used as a study, playroom, or additional sleeping area, adding functionality to the property.

Outside

The rear garden has been designed with ease of maintenance in mind, mainly paved with mature shrub and flower borders.

Situation

Mountain Ash Road is located close to the town centre which is within a short distance, providing a good range of shops, restaurants and leisure facilities

The Dorset County Hospital is within walking distance. 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. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Brewery Square, on the south side of Dorchester, boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers.

Dorchester South and Dorchester West Train Stations provide direct services to London Waterloo and Bristol Temple Meads, respectfully. Cross channel ferries at Poole and Weymouth.

Services

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

Broadband - Superfast speed available
Mobile - It is reported you are likely to have network coverage both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

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

Council Tax Band: C
 EPC: D

Directions

From our office on High West Street, head to the Top O'Town roundabout and cross the road onto the Bridport Road. Continue along Bridport Road and then turn right onto St. Thomas Road, before The Sydney Arms pub. Continue along the road, taking the first left onto Mountain Ash Road. After a short distance the property will be on your right hand side.

Mountain Ash Road, Dorchester

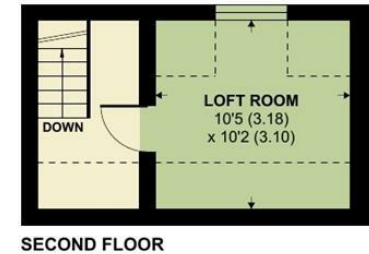
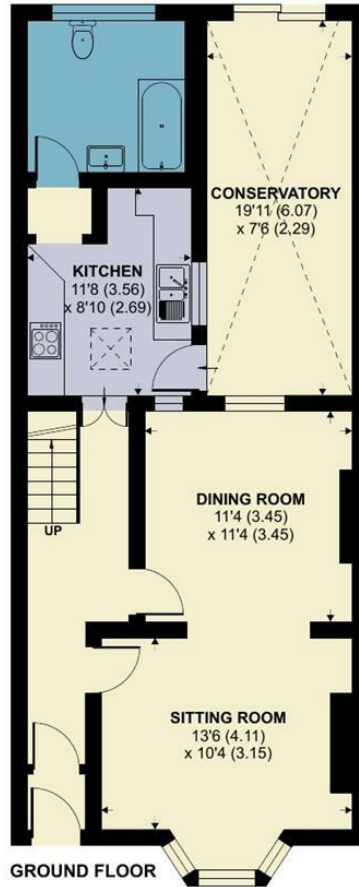
Approximate Area = 1273 sq ft / 118.2 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1147801



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