



Symonds
& Sampson

Monmouth Road
Dorchester, Dorset

66 Monmouth Road

Dorchester
Dorset DT1 2DG

A substantial detached Victorian property with 3 double bedrooms, 2 reception rooms and a spacious South facing rear garden.



- Spacious and extended family home
 - Additional sitting room / snug
 - Kitchen leading to dining room
 - Downstairs WC
 - South facing rear garden
 - Large entrance porch
 - Central Dorchester

Guide Price £550,000

Freehold

Dorchester Sales
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THE DWELLING

An attractive Victorian detached house built of brick construction under a tiled roof located within easy reach of Brewery Square, the main line train station and Dorchester town centre. The property is filled with plentiful natural light and has a South facing level garden, which has a private and secluded feel whilst being in the heart of the town. Homely yet stylish interior with some character features.

ACCOMMODATION

Number 66 is a spacious family home with well proportioned reception rooms including a sitting room at the front with bay window and a gas fire place, snug to the rear with cosy wood burning stove and French doors to the patio of the sunny rear garden. The well appointed fitted kitchen with views of the garden opens in to the family dining room, also with a door to the garden. The practical entrance hall offers easy family storage of coats, shoes and bikes etc and there is a handy WC also on the ground floor. On the first floor are 3 spacious double bedrooms with a stylish and contemporary family bathroom.

OUTSIDE

The south facing and spacious rear garden, which has been well kept, features a patio abutting the house and a large area of lawn with greenhouse and garden shed to one side. Completing the garden are flower borders along the sides, a raised vegetable garden at the rear, as well as a timber decked seating area with timber summer house, great for catching the last of the sunshine.

SITUATION

Monmouth Road is located close to the town centre, Dorchester South and West train stations and the Brewery Square development. The county town provides a comprehensive range of shopping and recreational facilities including a leisure centre, a library, ample restaurants, cafes/bars and two cinemas. The house falls within the catchment area of a number of highly regarded schools including Manor Park First School and St Osmunds Middle School, both of which are in walking distance.

DIRECTIONS

What3words///zoos.obstruction.verse

SERVICES

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

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Planning has previously been agreed for a parking space in the front of the property. Please note, this would involve the removal of the entrance porch.



Monmouth Road, Dorchester

Approximate Area = 1612 sq ft / 149.7 sq m
 Outbuilding = 71 sq ft / 6.5 sq m
 Total = 1683 sq ft / 156.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-98) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	76
EU Directive 2002/91/EC			



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1155518



Dorchester/KWI/24.07.24



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