



Symonds
& Sampson

St. Martins Close
Broadmayne, Dorchester, Dorset

3 St. Martins Close

Broadmayne, Dorchester
Dorset DT2 8DG

A well presented mid terrace house with two double bedrooms, garage and enclosed rear garden, situated in the popular village of Broadmayne.



- Modern village house
- Two double bedrooms
 - Conservatory
- Enclosed rear garden
- Village with amenities
- Fully double glazed
 - Single garage

Guide Price £275,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

A modern terraced house of three, built of brick construction under a tiled roof, benefitting from double glazing throughout and gas central heating.

ACCOMMODATION

Tastefully decorated, the accommodation includes a spacious sitting/dining room with feature fireplace with gas fire and brick surround. A modern kitchen lies beyond with a range style oven and hob, stylish fitted cupboards and drawers, ceramic sink, as well as space for a dishwasher, washing machine and a tall fridge/freezer. Completing the ground floor is the conservatory with views of the rear garden.

On the first floor there are two double bedrooms, bedroom 1 has fitted wardrobes and there is a modern family bathroom.

OUTSIDE

The property is set back from the road with attractive flower borders and steps rising to the front door. There is an enclosed garden at the rear which is partly laid to lawn with wooden decking abutting the house, offering the perfect space for outdoor entertainment. A convenient pedestrian door gives access to the single garage from the garden. Allocated off road parking space for one in front of garage.

SITUATION

Broadmayne is a popular village with good local facilities including parish church, first school, sub post office/shop, The Black Dog public house and village hall that provides clubs for all ages. Bus services run through the village to local surrounding towns. Located just 3 miles south-east of the county town of Dorchester which offers a comprehensive range of shopping, recreational facilities as well as the mainline railway services to London Waterloo. The area has an excellent network of footpaths and bridleways over the surrounding countryside and coastline. Broadmayne boasts its own community website, to view go to www.broadmayne.org.

DIRECTIONS

What3words///snuggled.amuse.stove

SERVICES

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

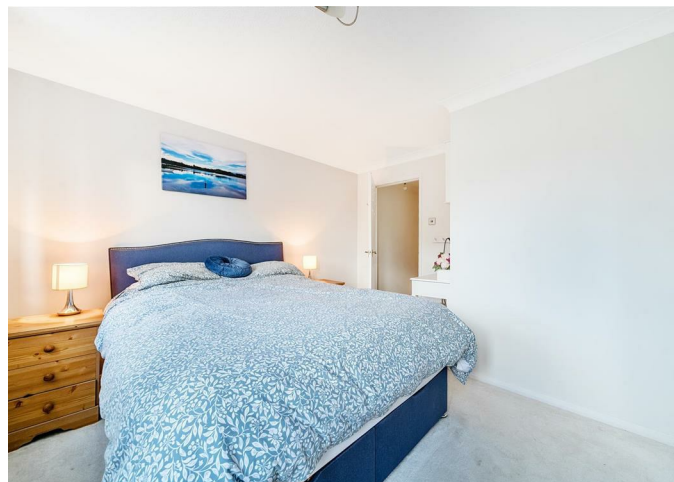
Broadband - Ultrafast speed available

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

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

MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>



St. Martins Close, Broadmayne, Dorchester

Approximate Area = 754 sq ft / 70 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 887 sq ft / 82.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1175514



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01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson, 9 Weymouth Avenue,
 Dorchester, Dorset DT1 1QR



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