



Symonds
& Sampson

Rivermead
Burton Road, Dorchester, Dorset

Rivermead

Burton Road
Dorchester
Dorset DT1 1XW

A substantial 3/4 bedroom detached chalet bungalow close to the town centre and in need of modernisation. For sale with no onward chain.



- For sale by Informal Tender - 7th October 2024
 - Close to town
 - Offering potential
- Pretty views of the river Frome and fields beyond
 - Front and rear gardens
 - Spacious accommodation
 - No onward chain

Guide Price £350,000

Freehold

Informal Tender

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE DWELLING

A spacious property offering the potential to modernise and re-configure, set in a conservation area.

ACCOMMODATION

The accommodation on the ground floor comprises, entrance hall with storage cupboard, sitting room with opening into the dining room, kitchen with some fitted units, worktops and integrated oven and hob. Rear porch with storage and access into the conservatory. There are two bedrooms both with built in wardrobes and a bathroom with separate WC.

Upstairs on the landing is a cupboard housing a modern gas boiler, as well as access to a shower room with WC and a further double bedroom. There is large loft room which offers scope to form a 4th bedroom subject to building regulations and will enjoy views over the river and fields beyond.

OUTSIDE

The property enjoys a good sized front garden which is mostly laid to lawn with mature shrubs and established borders; there are double gates and the potential to form parking/driveway. The lawn extends to either side of the property with ample room for a garden shed and greenhouse. The rear garden is mostly lawn and backs onto the river Frome, there is a pretty aspect with the bridge, river and views across the fields.

SITUATION

Situated on the edge of the town and close to a supermarket. A walk up The Grove or along the river Frome will take you into the town centre. Dorchester offers a variety of retailers and recreational facilities including a leisure centre, a library, ample restaurants, cafes/bars and two cinemas.

The property falls within the catchment area of a number of highly regarded schools and is in easy reach of Dorset County Hospital. Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads respectively.

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.

DIRECTIONS

What3words///trailers.softly.jetliner

SERVICES

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

Broadband - Ultrafast speed available

Mobile - 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

Flood zone 3. 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>

Please note the property is situated immediately next door to Heritage of Dorchester Volkswagen car dealership.

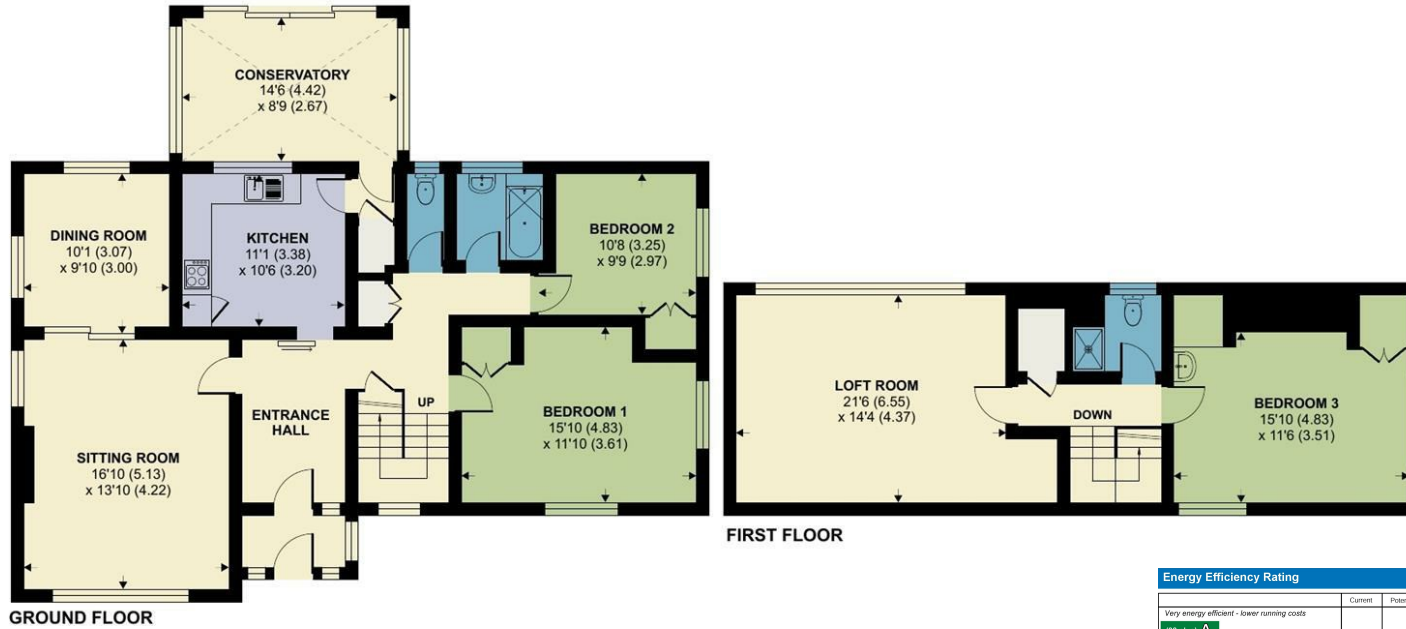
Please note that the car parking area is not within the Property's registered title. Further information is available on request for anyone who has a serious interest in the property.



Burton Road, Dorchester

Approximate Area = 1924 sq ft / 176 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1163244



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Dorchester/SXP/05.09.24



01305 261008

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



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Terms of Informal Tender

Should you decide to submit an offer it should be submitted in writing/email upon the following basis by **12 noon on Monday 7th October 2024** to Symonds & Sampson LLP's Dorchester office – 9 Weymouth Avenue, Brewery Square, Dorchester, DT1 1QR

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. You should state whether the offer is subject to a building/condition report.
4. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
5. You should state whether your offer is conditional upon any survey, the grant of any planning or other consents but otherwise should be subject to contract only.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope clearly in the left hand corner with the words "Rivermead – **Closing Offer**". If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification. Alternatively, your offer can be emailed to: dorchester@symondsandsampson.co.uk
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract shortly following acceptance of an offer. A 10% deposit will be payable upon exchange of contracts.
9. Please indicate when you wish to complete.
10. The Vendors do not commit themselves to accept the highest or any offer.

Rivermead, Burton Road, Dorchester, Dorset, DT1 1XW

INFORMAL TENDER

To be submitted by 12 noon on Friday 7th October 2024 to Symonds & Sampson, 9 Weymouth Avenue, Dorchester, Dorset DT1 1QR.

SUBJECT TO CONTRACT

I/We: _____

Of: _____

Telephone: _____

Hereby submit for _____ as indicated in the sales particulars, an offer in the sum of:

£ _____ (In words) _____

Please provide details of funding and other relevant matters:

Dated _____ day of _____ 2024

Signed:

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

Name: _____

Address: _____

Capacity: _____

My/Our Solicitors are:



This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.