



Symonds
& Sampson

The Paddock

Winterbourne Abbas, Dorchester, Dorset

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The Paddock
Winterbourne Abbas
Dorchester
Dorset DT2 9XD

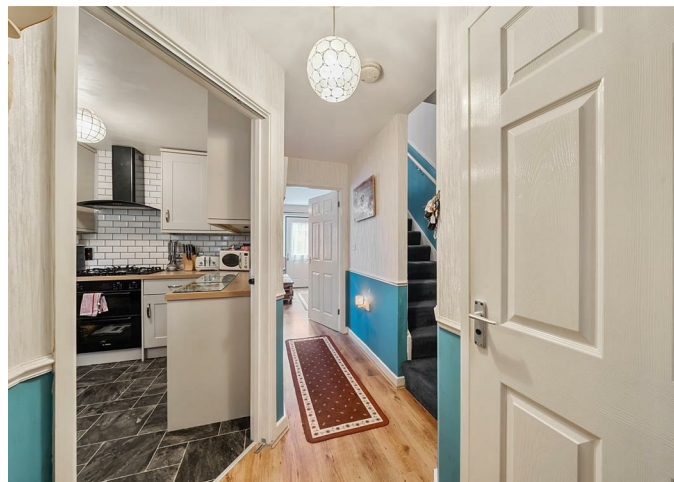


- 80% shared ownership
 - Village location
 - Modern kitchen
- Easy to maintain garden
- Close to Dorchester



Guide Price £200,000 for 80% Share
Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

A modern end of terrace family home, of traditional construction which benefits from 2 parking spaces and enclosed garden.

ACCOMMODATION

The property built in 2006, is presented in good order throughout with modern kitchen and fitted wardrobes to the master bedroom. The family bathroom consists of a walk in shower, wc and wash hand basin. The rear garden can be accessed via a door from the sitting room.

OUTSIDE

The rear garden is mainly laid to lawn with an area of decking and covered social area.

SITUATION

Winterbourne Abbas is about 5 miles west of Dorchester and has a primary school, St Mary's parish church, petrol station with village shop and public house. Dorchester has a comprehensive range of shopping, leisure and educational facilities, the County Hospital and rail stations to London/ Waterloo and Bristol Temple Meads.

DIRECTIONS

[what3words///musical.outboard.host](https://www.what3words.com/musical.outboard.host)

SERVICES

Mains water, drainage, electric and gas are connected.
Gas fired central heating.

Broadband - Superfast speed available

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

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

MATERIAL INFORMATION

Shared Ownership 80%.

Rent from £96 per month

Service charge £34.01 per month

Please note that the property is situated just off the A35

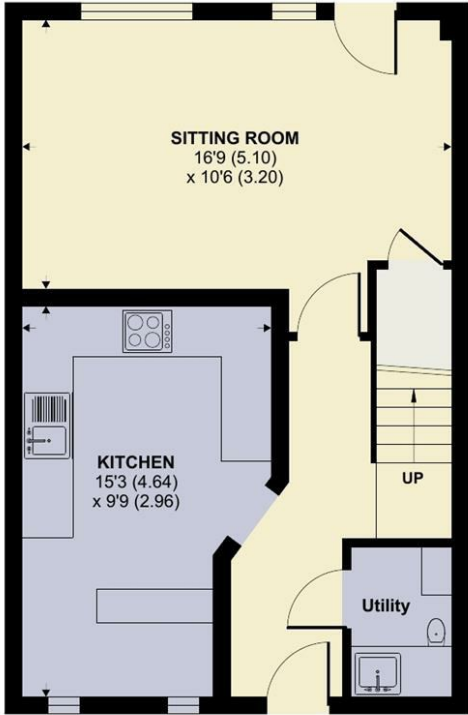
We are advised by the vendor that the property has never flooded in their 8 years of ownership. For further information
<https://www.gov.uk/check-long-term-flood-risk>.



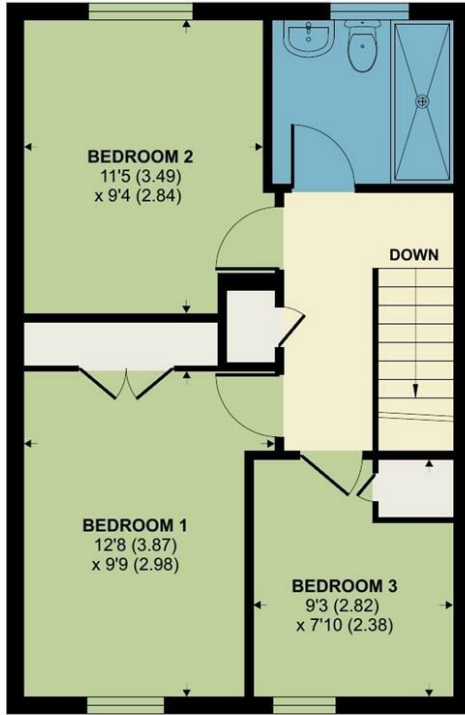
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Winterbourne Abbas, Dorchester

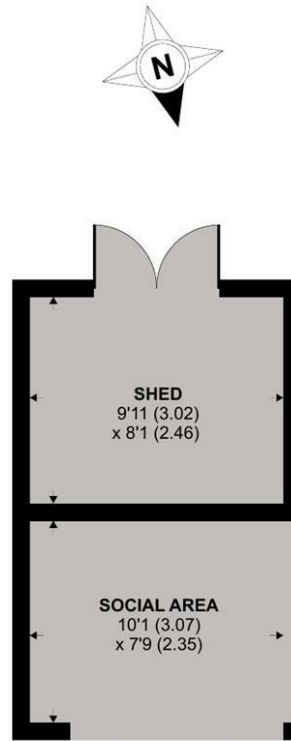
Approximate Area = 882 sq ft / 81.9 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 962 sq ft / 89.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1178937



Dorchester/AT/11.09.24 rev



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