



Symonds
& Sampson

Durngate Street

Dorchester, Dorset

20 Durngate Street

Dorchester, Dorset
DT1 1JP

A charming grade II listed, three bedroom, terrace house with delightful walled garden in the heart of Dorchester Town.



- Grade II listed
- Mid terrace house
- Flexible accommodation
 - Three bedrooms
- Four reception rooms
 - Walled garden
- Town centre location

Guide Price £395,000

Freehold

Dorchester Sales
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THE DWELLING

This grade II listed mid-terrace house located in the heart of Dorchester offers a unique blend of historic charm and modern convenience. Boasting flexible accommodation arranged over two floors and in well-maintained condition, this property is an ideal home just a short walk from amenities.

Previously an art gallery, the accommodation offers scope to be reconfigured to form two separate flats subject to planning permission and listed building consent.

ACCOMMODATION

Upon entering the ground floor, you are greeted by a spacious entrance hall that leads to various living areas. The sitting room is a good size and leads through to the snug which offers a cozy space for unwinding. Off the snug is a neat kitchen/dining area.

A large double bedroom is to the rear of the house and has access out to the garden. Additionally, there is a shower room and a separate WC on this level, providing added convenience.

Moving upstairs, the first floor of the property offers two double bedrooms and bathroom. The sitting room on this

level is filled with natural light and has a door that opens up to a delightful decked roof terrace, providing a secluded spot to enjoy the outdoors.

Completing the first floor is a good size kitchen/dining room which has a range of floor and wall mounted units with space for white goods.

OUTSIDE

An external staircase off the dining room and ground floor bedroom, lead to a beautiful walled garden.

The low maintenance garden is a tranquil oasis, enveloped by mature shrubs and accented with a variety of potted plants. This outdoor space offers the perfect backdrop for outdoor dining and gardening.

SITUATION

This property is situated on Durngate Street, just a short walk from the town centre and Dorset County Hospital. Dorchester South and West train stations are nearby and provide services to London Waterloo and Bristol Temple Meads respectively.

The town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library,

restaurants, cafe/bars and cinemas including Brewery Square development with its variety of shops and restaurants centred around a fountain square.

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

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SERVICES

Mains gas, water, electric, and drainage. Gas fired 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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

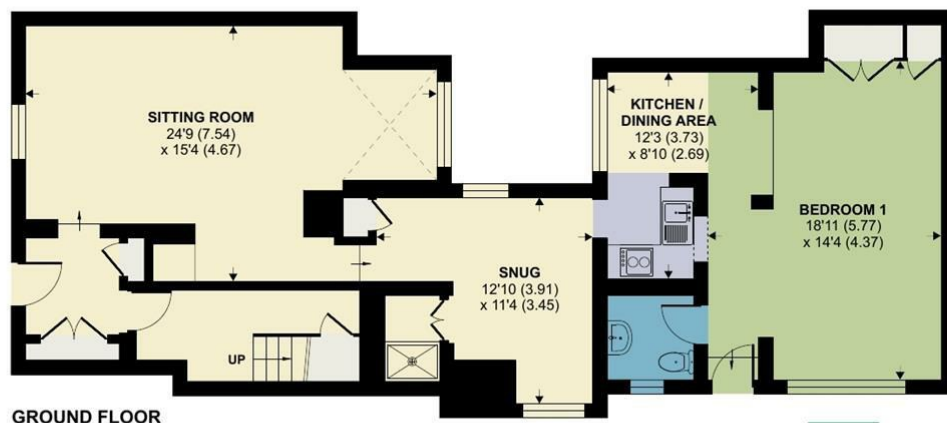
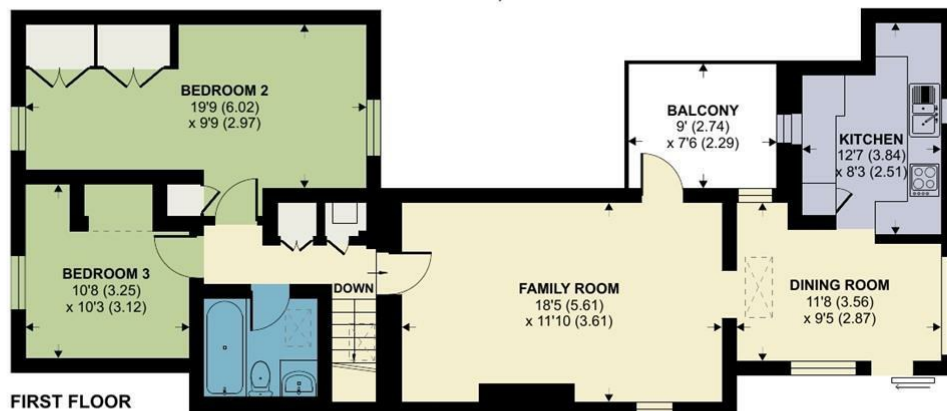
We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>



Durngate Street, Dorchester

Approximate Area = 1869 sq ft / 173.6 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Ritchiecom 2023. Produced for Symonds & Sampson. REF: 1011735



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