

Symonds
& Sampson

6 Lower Burton Cottages

Lower Burton, Dorchester, Dorset

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Dorchester, Dorset
DT2 7RZ

A three bedroom end of terrace cottage, offered for sale with no onward chain and enjoying uninterrupted views over the adjoining meadows.



- Countryside views
- No forward chain
- Off-road parking
- Close to Dorchester
- End of terrace

Guide Price £270,000

Freehold

Dorchester Sales
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THE DWELLING

Built of brick and render, this property benefits from UPVC double glazing, electric heating and off road parking, as well as being just a stones throw from the county town of Dorchester.

ACCOMMODATION

The property is presented in fair order with scope for some modernisation. The property is light and bright and has accommodation comprising; entrance hall with storage cupboard. The kitchen is fitted with some cupboards and drawers, work surfaces with sink and drainer, laminate flooring and there is space for an electric oven, washing machine and fridge/freezer. The sitting room overlooks the garden and enjoys views of the meadows beyond. There is laminate flooring laid in a herringbone pattern, chimney breast with open fire and modern storage heater. Also on the ground floor is a shower room which has had adaptations to a wet room with soakaway and walk in shower, WC and basin. On the first floor there are three bedrooms.

OUTSIDE

There is a small front garden and the rear garden is mostly grass with some mature hedging, there is space for a shed and side access.

SITUATION

Situated on the edge of Dorchester within easy reach of the town, there is a popular pub within walking distance and a Lidl supermarket nearby. 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.

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///materials.snows.windmill

SERVICES

Mains electricity and water are connected.
Private drainage. (Sceptic tank shared between six properties)

Broadband - Superfast speed available

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

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

MATERIAL INFORMATION

Liability for 1/6 of the cost of emptying, repairing and replacing the sceptic tank.

Liability for 1/6 of the cost of maintaining the private road to the cottages.

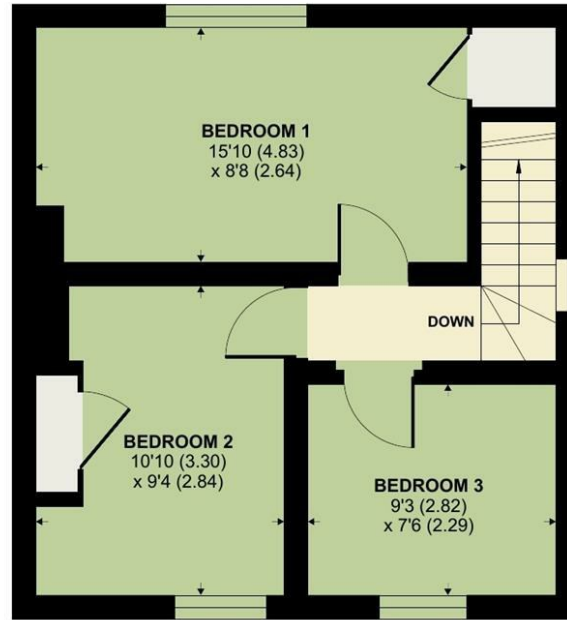
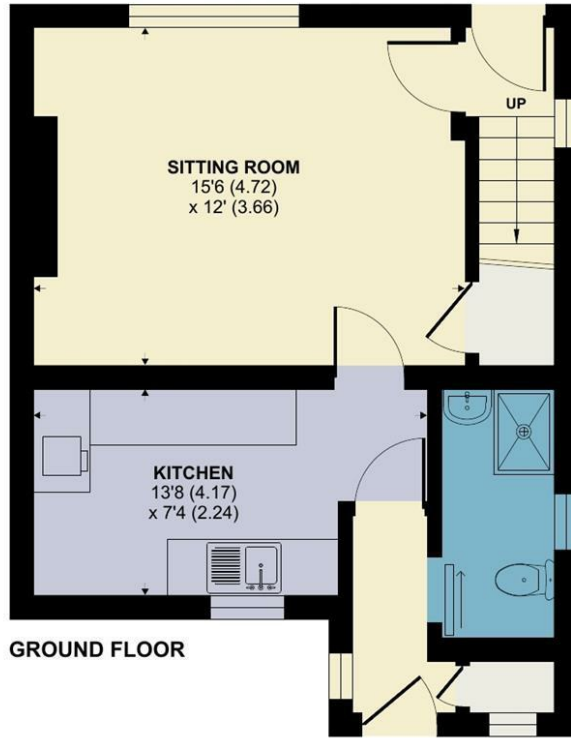




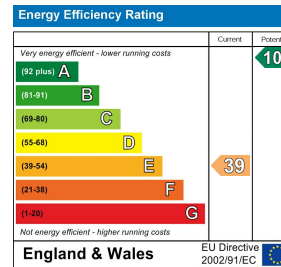
Lower Burton Cottages, Lower Burton, Dorchester

Approximate Area = 776 sq ft / 72 sq m

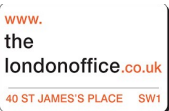
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1195675



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