

Symonds
& Sampson

4 Lower Burton Cottages

Lower Burton, Dorchester, Dorset

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Lower Burton, Dorchester
Dorset DT2 7RZ

A three bedroom end of terrace cottage, enjoying uninterrupted countryside views, just a stones throw from the county town of Dorchester.



- Close to Dorchester
- Countryside views
- In need of modernisation
 - Off-road parking
 - Garden
 - Outside store
- No forward chain

Guide Price £210,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Built of brick and render, this property offers great potential for modernisation and scope to extend subject to all necessary consents.

ACCOMMODATION

The accommodation in brief comprises; entrance hall with coats cupboard, kitchen, bathroom and sitting room. On the first floor there are three bedrooms.

The property benefits from UPVC double glazing, electric heating and off road parking.

OUTSIDE

There is a small front garden and block built store to the side. The rear garden is down to grass and enjoys vast open views over the adjoining meadows.

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. A walk up The Grove or a scenic route along the river Frome will take you into the town centre.

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:///dramatic.increases.niece

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.





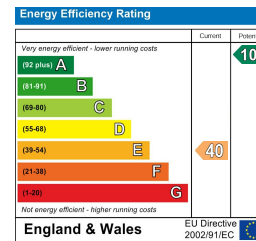
Lower Burton, Dorchester

Approximate Area = 794 sq ft / 73.7 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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1195673



Dorchester/SXP/12.02.2025



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