

Symonds
& Sampson



Broadmead

Broadmayne, Dorchester, Dorset

5 Broadmead

Broadmayne, Dorchester
Dorset, DT2 8EE

A two-bedroom detached bungalow, extensively refurbished throughout, with garage and parking.



- Modernised
- New kitchen
- New shower room
- New carpets
- New UPVC double glazing
- Garage & drive

Guide Price £385,000

Freehold

Dorchester Sales
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dorchester@symondsandsampson.co.uk



THE DWELLING

This detached bungalow has been extensively modernised throughout to include new: carpets, UPVC double glazing, combination boiler and radiators, kitchen and bathroom. Beautifully presented and ready to move straight into.

ACCOMMODATION

Light and bright throughout with scope to make your own, the property is situated on a quiet road within easy reach of village amenities and enjoys a south facing garden.

The accommodation in brief comprises; entrance hallway with a handy coats cupboard. The sitting room is a nice sized room with wood burning stove and hearth as well as TV connection. The kitchen/breakfast room is fitted with ample cupboards and drawers, integrated fridge/freezer, dishwasher and a double oven with electric hob and extractor hood over. There is ample work surface with matching upstand and space for a breakfast table and chairs with French doors onto the decking. The master bedroom is a good size double room with fitted wardrobes and bedroom 2 is another double room. The stylish new shower room has a walk-in shower with fixed screen, vanity basin and WC with concealed cistern.

The property benefits further from: a small utility room with space for a washing machine, attached garage, ample parking on the drive and gravelled front.

OUTSIDE

The rear garden is a nice size, south facing and level. Mostly lawn with space for a garden shed and greenhouse and a good sized deck abutting the property.

SITUATION

Broadmayne is a popular village with good local facilities including parish church, first school, sub post office/shop, public house and village hall that provides clubs for all ages. Bus services run through the village to local surrounding towns. It is about four miles south-east of Dorchester, the county town, which offers a comprehensive range of shopping, recreational facilities as well as the main line railway service to London Waterloo.

There are cross channel ferry services at Poole and sandy beaches at Weymouth and Poole. The area has an excellent network of footpaths and bridleways over the surrounding countryside and coastline.

Broadmayne also has its own community website, to view go to www.broadmayne.org.

DIRECTIONS

What3words:///fallback.blotches.pinch

SERVICES

Mains gas, electric, water and drainage are connected.

Broadband - Ultrafast speed available

Mobile - Network coverage is reported to be good for both indoors and out (Information from <https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

Please note that the photos were taken in 2024.



Broadmead, Broadmayne, Dorchester

Approximate Area = 929 sq ft / 86.3 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1065 sq ft / 98.9 sq m
For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1106241



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dorchester/SXP/06.03.2025



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