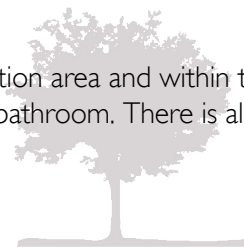




Ashleigh Avenue, Dorchester

OFFERED WITH NO ONWARD CHAIN, situated in a designated conservation area and within the area of Maiden Newton, this detached bungalow offers accommodation including a good-size sitting/dining room, kitchen, two double bedrooms and bathroom. There is also an attached garage, driveway providing off-road parking for one car and southerly facing garden to the rear. EPC rating D.

Price guide £300,000



Situation

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.

Accommodation

Entrance

Entrance to the property is via a single door, taking you through to a small porch area, providing an ideal space to decant outdoor wear. An additional door takes you through to the hallway where access can be gained to all rooms.

Sitting/Dining Room 5.38m x 3.25m max (17'08" x 10'08" max)

The extended sitting/dining room features spacious dimensions, a dual aspect with an outlook onto the rear garden and door to the side of the room, providing direct access to the garden.

Kitchen 3.45m x 3.12m (11'04" x 10'03")

The kitchen is fitted with a range of wall and base level units creating ample storage options with worksurfaces over, part-tiled walls and wood-effect vinyl flooring throughout. Space is allocated for appliances.

Bedrooms

There are two bedrooms at the property, both double in size and both benefitting from a front aspect window allowing plentiful natural light to enter the rooms.

Bedroom One 4.19m x 3.15m (13'09" x 10'04")

Bedroom Two 3.25m x 3.18m (10'08" x 10'05")

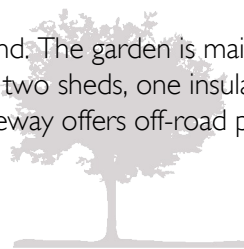
Shower Room 1.91m x 1.68m (6'03" x 5'06")

The shower room is fully tiled and furnished with a suite consisting of a shower cubicle with shower boarding, WC and wash hand basin with vanity storage below.

Outside

Externally, the property has a rear garden with southerly aspect and attractive pond. The garden is mainly laid to lawn with flower beds borders, two raised vegetable beds and a greenhouse. There is also two sheds, one insulated with power and a single attached garage with up and over door, power and pedestrian door. A driveway offers off-road parking for one car.

Garage 4.65m x 2.34m (15'03" x 7'08")



Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Local Authorities

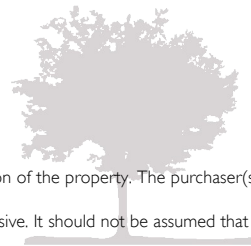
Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

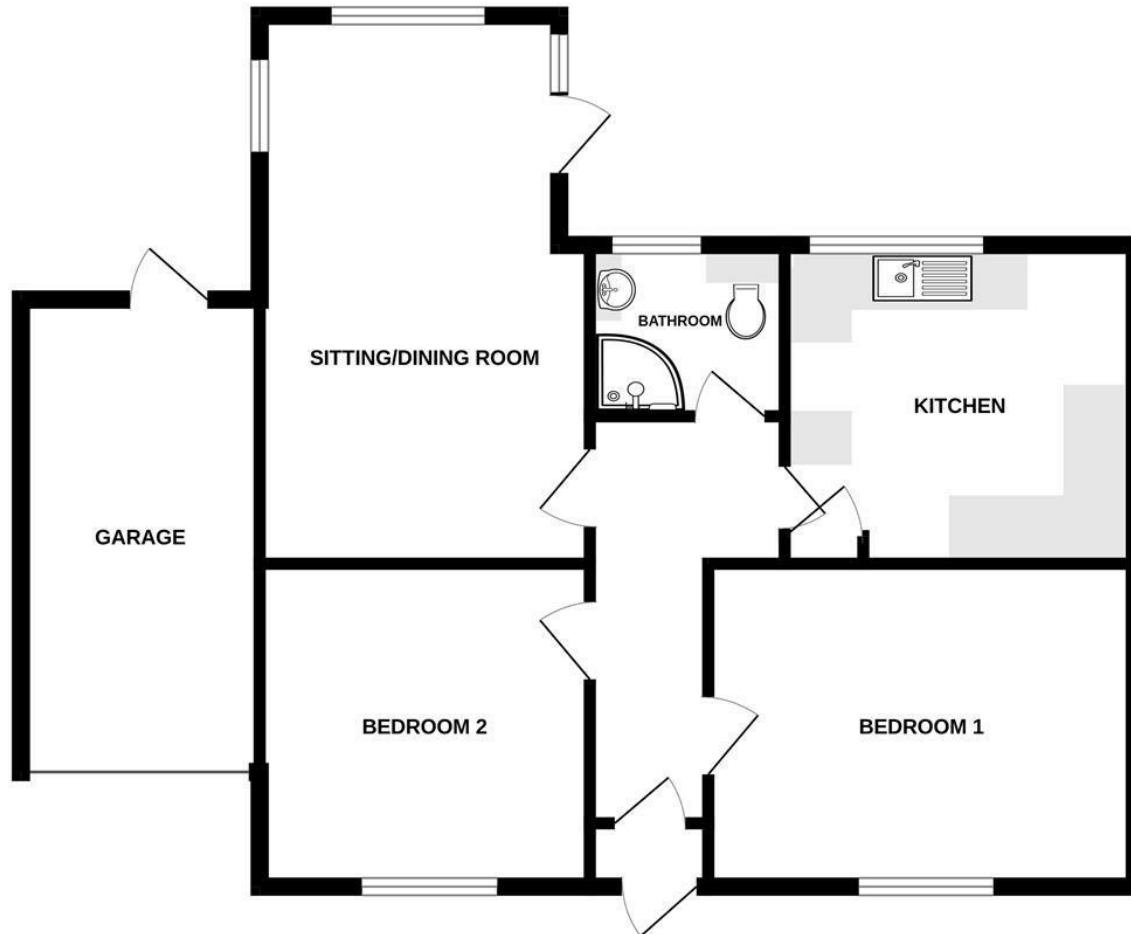


Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR 773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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