



Pine Lodge
Dorchester



A substantial three-bedroom property in need of modernisation. Accommodation comprises two reception rooms, three double bedrooms and two bathrooms. There is a generous driveway with ample parking and surrounding gardens which are south-facing to the rear. EPC rating E.

The property is located just outside Poundbury where there are amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother.

The county town of Dorchester is steeped in history and offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, and many excellent restaurants and public houses. Nearby Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. The Dorset County Hospital is also situated in the town and there are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.



Entrance to the property is via a front porch, providing an ideal space to decant outdoor clothes and footwear. A door leads to the hallway where stairs rise to the first floor. Access is offered to both reception rooms and the kitchen/dining room.

The front aspect reception room has a dual aspect including a bay window to the side. There is an open-fire with brick surround and mantle.

The reception room to the rear has a further brick fireplace housing a woodburning stove which also powers the central heating. A door leads to a side aspect porch from the room providing direct access to the garden.

The rear aspect kitchen/diner is fitted with a range of storage units worksurface over. There is an opening leading to storage space and a door takes you to a further porch offering access to the garden.

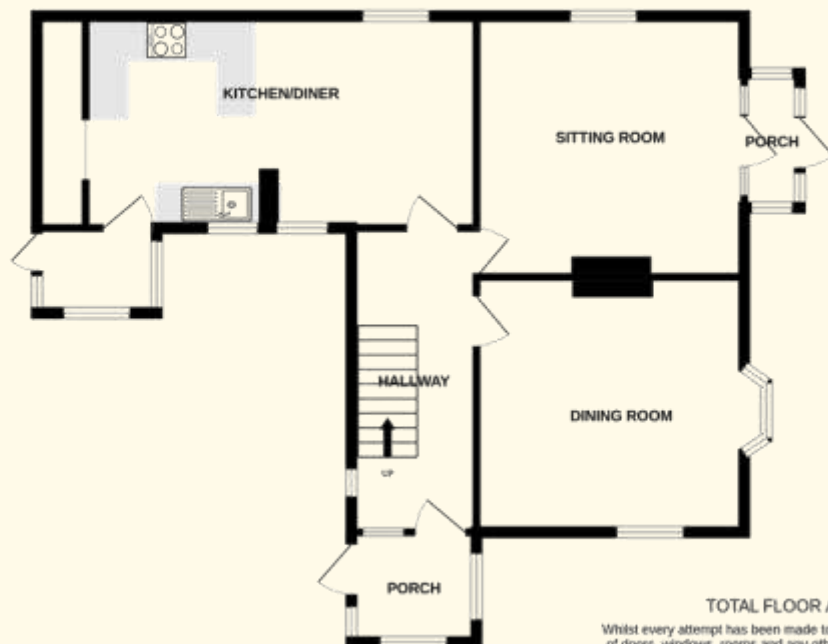
Stairs rise to the first floor where there are three bedrooms and two bathrooms. All bedrooms are double in size and have dual aspect overlooking the garden and further countryside views. Bedrooms one and two also offer built-in wardrobes.

The principal bathroom has a panel enclosed bath, shower cubicle, wash-hand basin set within a storage cabinet and a WC.

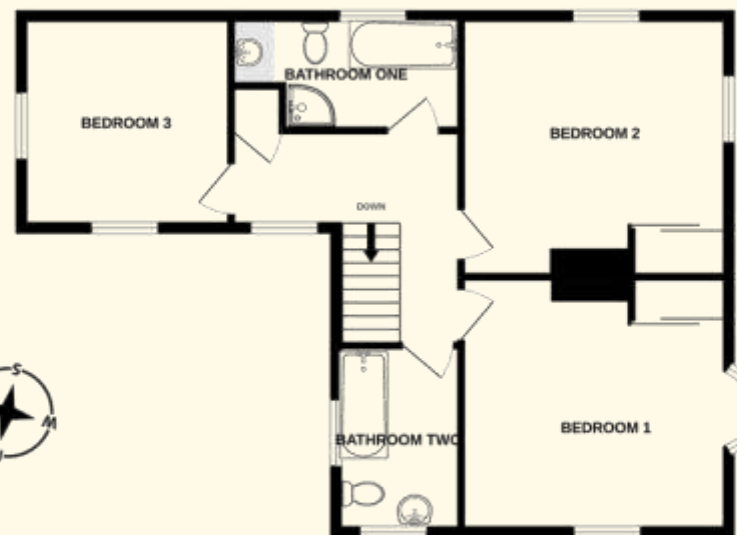
The secondary bathroom also has a bath with WC and wash hand basin.

The surrounding and generous garden is the feature of the property with countryside views offered to the rear. Set behind gates is space for off road parking

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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Services:

Mains electricity and water are connected. Septic tank drainage.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is E.

Room Dimensions:

Sitting Room	4.06m x 3.84m (13'04" x 12'07")
Dining Room	4.06m x 3.89m (13'04" x 12'09")
Kitchen/Dining Room	5.94m x 3.35m (19'06" x 11'00")
Bedroom One	4.06m x 3.86m (13'4" x 12'8")
Bedroom Two	3.86m x 4.06m (12'08" x 13'04")
Bedroom Three	3.38m x 3.35m (11'01" x 11'00")
Bathroom One	3.48m x 2.26m (11'5" x 7'5")
Bathroom Two	2.84m x 1.55m (9'4" x 5'1")

Agents Notes:

We understand the property is not registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

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.