



Wessex Way  
Dorchester

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



This well-presented, end of terrace family home is favourably situated in Dorchester and is within close proximity to Dorchester town centre. The home enjoys good-size accommodation including a modern fitted kitchen and sitting room, separate utility room, three bedrooms with an en-suite to the main bedroom and WC to the second bedroom, family bathroom and ground floor WC. Externally, there is a low maintenance rear garden and off-road parking. EPC rating B.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



A part-glazed entrance door leads you through to the tastefully fitted kitchen, with a range of wall and base level units with worksurfaces over and tiled flooring throughout. Integral appliances include a dishwasher, fridge, freezer, microwave, wine fridge, eye-level double oven and four-ring hob with extractor hood over. There is also a newly fitted water softener and central island providing additional storage options and creating a breakfast bar seating area.

The separate utility room offers additional worksurfaces and storage space.

Continuing from the kitchen is a good-size sitting room area, with ample space for a dining table and chairs and living furniture. There is a central fireplace with surround and mantle and bi-fold doors open onto the rear garden.

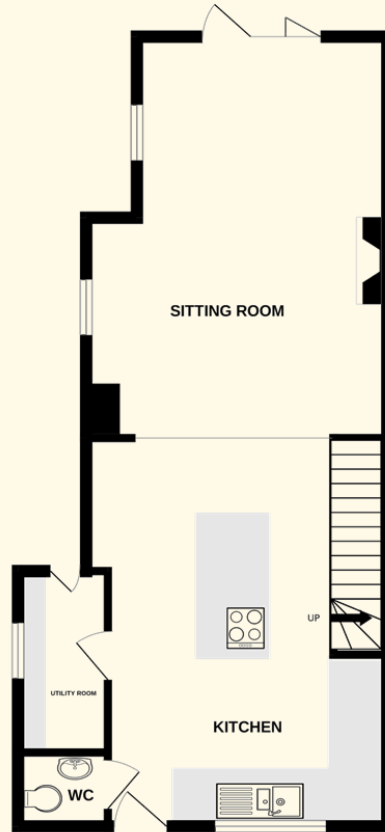
To the first floor, two out of the three bedrooms and family bathroom are situated. Both bedrooms are double in size with bedroom one further benefitting from an en-suite with shower cubicle and wash hand basin.

The family bathroom is fitted with a modern suite comprising a panel enclosed bath with shower over, WC and wash hand basin with vanity storage below. The room is finished with fully tiled walls and flooring.

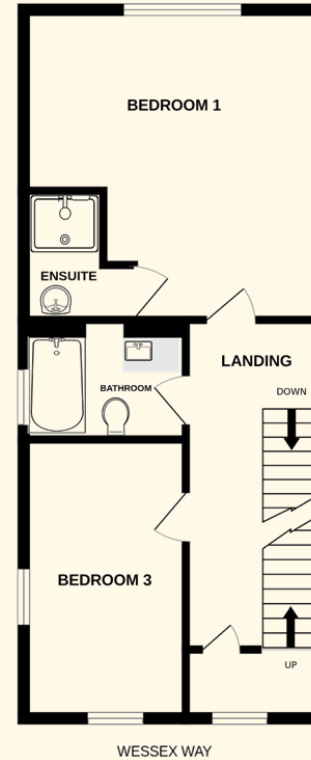
The remaining bedroom is located on the second floor with separate WC and Velux and rear window allowing plentiful natural light to enter the room. There is ample eaves storage also offered.

Externally, the property has a low-maintenance rear garden with patio area making the perfect space to place outdoor furniture and there is also a lower lawn area. Gated rear access leads to the off-road parking.

GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



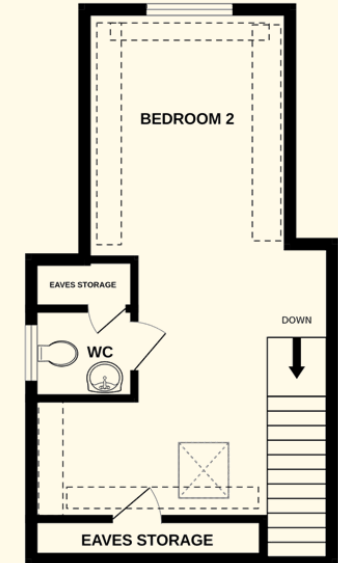
1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



**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.

**Flood Risk:**

Surface water – High risk.

Rivers and the sea – Low risk.

Overall flood risk: Zone 1.

**Services:**

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

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band D.

**Room Dimensions:**

Sitting Room	5.79m x 4.29m (19'00" x 14'01") max
Kitchen	5.61m x 4.29m (18'05" x 14'01") max
Utility Room	2.67m x 1.27m (8'09" x 4'02")
Bedroom One	4.50m x 4.19m (14'09" x 13'09") max
En-Suite	1.57m x 0.79m (5'02" x 2'07")
Bedroom Two	7.95m x 2.97m (26'01" x 9'09")
Second Floor WC	1.30m x 1.14m (4'03" x 3'09")
Bedroom Three	4.04m x 2.36m (13'03" x 7'09")
Bathroom	2.36m x 1.73m (7'09" x 5'08")