



Edward Road  
Dorchester

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



Offered with no forward chain is this detached bungalow situated in the heart of Dorchester. The property benefits from accommodation including two spacious double bedrooms and loft storage/room, large living room, kitchen, dining room and shower room. There is a good-size garden to the rear and off-road parking for several vehicles to the front and side of the property. EPC rating E.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Enter through gates to a front and side drive providing plentiful off-road parking. There is an area of lawn and some mature plants and shrubs and the entrance to this home is situated on the side of the property. A hall gives access to all rooms.

The sitting room benefits from a large bay window offering ample natural light into the room. There is an electric fireplace with mantel and the room has built-in storage.

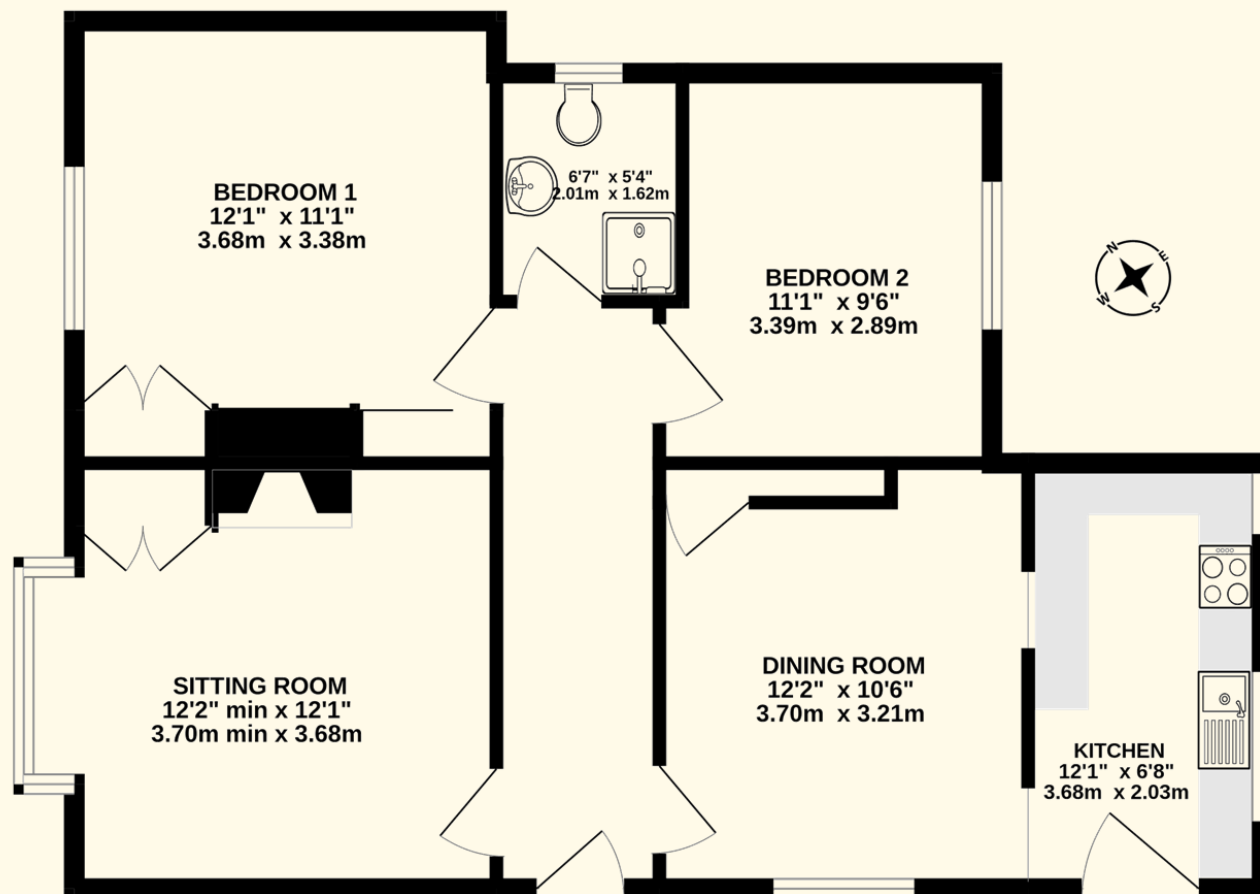
The dining room is a good size room with storage space and a serving hatch to the kitchen. There is a large side aspect window. The kitchen is fitted with modern units with Schott Ceran electric hob and Beko electric oven. The room is finished with laminate flooring and leads out to the rear garden.

Both bedrooms are double in size and benefit from built-in storage. Bedroom two has plumbing for a sink if required and the fully boarded loft storage/room is accessed via a hatch in the hallway.

The shower room, presented in neutral tones, is fitted with a modern suite including large walk-in shower, WC, wash hand basin and heated towel rail.

There is a generous garden to the rear, mainly laid to lawn and patio area and benefitting from mature plants and shrubs.

**GROUND FLOOR**  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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**Flood Risk:**

Surface water - Medium risk of flooding.

Rivers and the sea - Very low risk of flooding.

Flood Risk Zone 1

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council tax band D.

**Loft:**

Loft Storage – 18'10" x 11'01" max

Loft Room – 16'09" x 12'02" max

**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.