



Brutus Close  
Dorchester



Offered for sale is this three bedroom, link detached family home, occupying a quiet cul-de-sac location in a popular residential area of Dorchester. The property has been extended to create versatile ground floor accommodation, boasting an extra room with its own front door, perfect for home working and/or client visits. Furthermore, the property has an enclosed, south-west facing garden to the rear 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 beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctors, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, as well as regular bus routes to nearby communities.



Entrance to the property is gained via a UPVC door to the hallway which has stairs rising to the first floor and offers access to the principle reception room.

The kitchen has been tastefully renovated by the current owners with shaker style units and composite work surfaces over. Integral appliances include a four ring electric Neff hob and electric Neff oven, fridge and dishwasher. There are further cupboards and work surface in an alcove under the stairs.

The ground floor accommodation extends to a utility room with space for appliances and separate WC, a rear aspect sun room with vaulted ceiling and French doors providing direct access to the garden.



Stairs rise to the first floor where the three bedrooms and shower room are situated. The second bedroom benefits from far reaching views towards Maiden Castle

The family shower room has a suite consisting of a shower cubicle, WC and wash basin with storage below. The room is finished with fully tiled walls and wood effect flooring.

Externally, the property boasts a private and south westerly facing garden with a plethora of mature plants, shrubs, fruit trees and raised vegetable beds. There is a timber shed and greenhouse. To the front, there is a further garden area laid to shingle and a drive way providing off road parking.



**Services:**

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

**Agents Notes:**

Solar panels have a feed in tariff transferrable to the new owner, providing an income of circa £500-£600 per annum. Installed in 2013.

The driveway is a shared responsibility between four neighbouring properties.

**Local Authorities:**

Dorset Council,  
South Walks House, South Walks Road,  
Dorchester, Dorset,  
DT1 1UZ

Tel: 01305 211970

We are advised that the council tax band is C.

**Flood Risk**

Surface Water – Very low risk of flooding

Rivers and the sea - Very low risk of flooding

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

**Viewings:**

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

