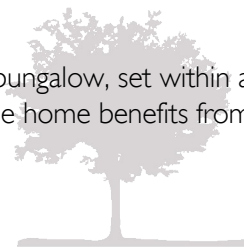




## Pauls Way, Dorchester

OFFERED FOR SALE WITH NO ONWARD CHAIN is this semi-detached bungalow, set within a quiet village location and in need of modernisation. Accommodation includes a spacious reception room, kitchen, two bedrooms and bathroom. Externally, the home benefits from front and rear gardens, garage and driveway. EPC rating D.

Price guide £260,000



### Situation

The property is situated within the popular expanding village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchester's Thomas Hardy Upper School. Nearby Dorchester is steeped in history and enjoys 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 including a cinema, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Both Crossways and Dorchester boast train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.

### Accommodation

#### Entrance

A part-glazed door takes you through to the entrance hallway of the property with access offered to both the sitting room and useful storage cupboard.

#### Reception Room

The reception room is generous in size and offers versatility to house both living and dining furniture. There is a front aspect window allowing plentiful natural light to enter the room and a single door leads to the kitchen.

#### Kitchen

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over and tiled splashback. There is a 1 ½ bow sink and drainer with mixer tap, integral single oven and four-ring gas hob. Side access opens onto the driveway.

#### Bedrooms

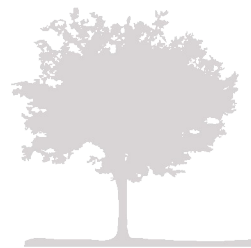
There are two bedrooms at the property, both receive plentiful natural light and bedroom two further benefits from sliding doors which provide direct access onto the rear garden.

#### Bathroom

The bathroom is furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin. The room is complete with tiled flooring and partly-tiled walls.

#### Outside

Externally, the home offers a garden to both the front and rear with the rear being laid to lawn and patio and providing a variety of mature shrubs and plants. There is also a green house, shed and side access gate to the driveway. The garage has an up and over door and pedestrian access to the rear.



## Flood Risk

Surface water – Very low risk

Rivers and the sea – Very low risk.

<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

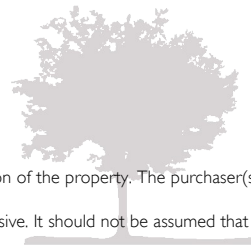
The council tax band is C.

## Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



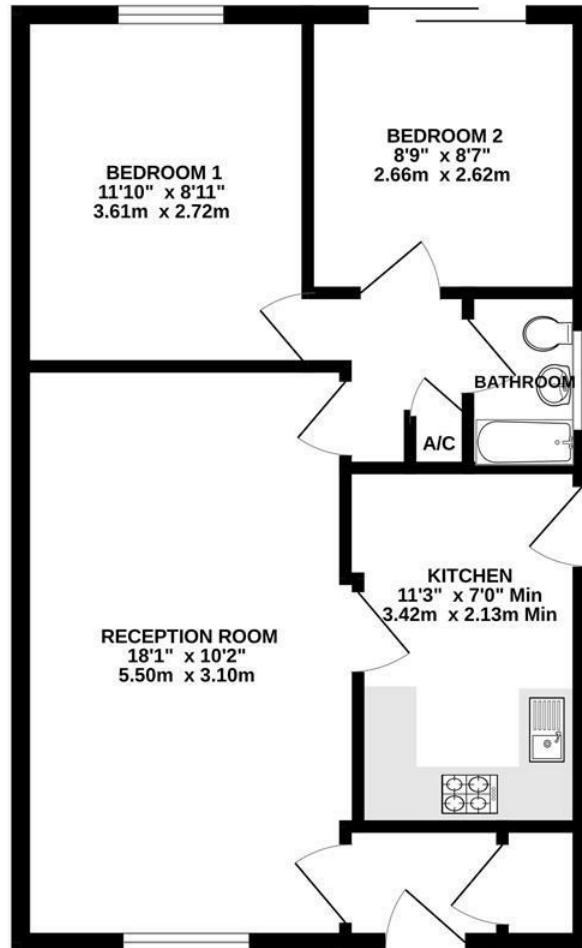
Important notice. Parkers notify that:

- 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  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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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