



Fenway Close
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN is this detached bungalow, favourably situated within the popular town of Dorchester and offering accommodation including two reception rooms, a modern kitchen, three bedrooms with an en-suite to the main bedroom and shower room. In addition, there is an enclosed southerly facing rear garden, garage and driveway. EPC rating D.

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.



An entrance door takes you through to the property's hallway with tiled flooring and access granted to the majority of rooms. An airing cupboard and storage cupboard are also located in the hallway.

Located to the front of the property, is the sitting room offering good-size dimensions and a central fireplace with electric fire, surround and mantle. A door leads through to the kitchen.

The kitchen is fitted with a range of cream wall and base level units with solid oak worksurfaces over and tiled splashback. Integral appliances include a Beko electric four-ring hob and Bosch single oven. Further space is allocated for appliances. A sliding door opens into the dining room, which adds further living accommodation to the property and direct access onto the rear garden.



There are three bedrooms at the property, with bedroom two benefitting from fitted storage whilst bedroom one is accompanied by an en-suite with shower cubicle, WC and wash hand basin.

The shower room has been furnished with a walk-in shower, low-level WC, wash hand basin and heated towel rail. The room is complete with both tiled walls and flooring.

Externally, the home enjoys a southerly facing, predominately lawned rear garden with large greenhouse and wooden shed. There is also a garage with double wooden doors and electrics and driveway to the front.

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

We are advised that the council tax band is D.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

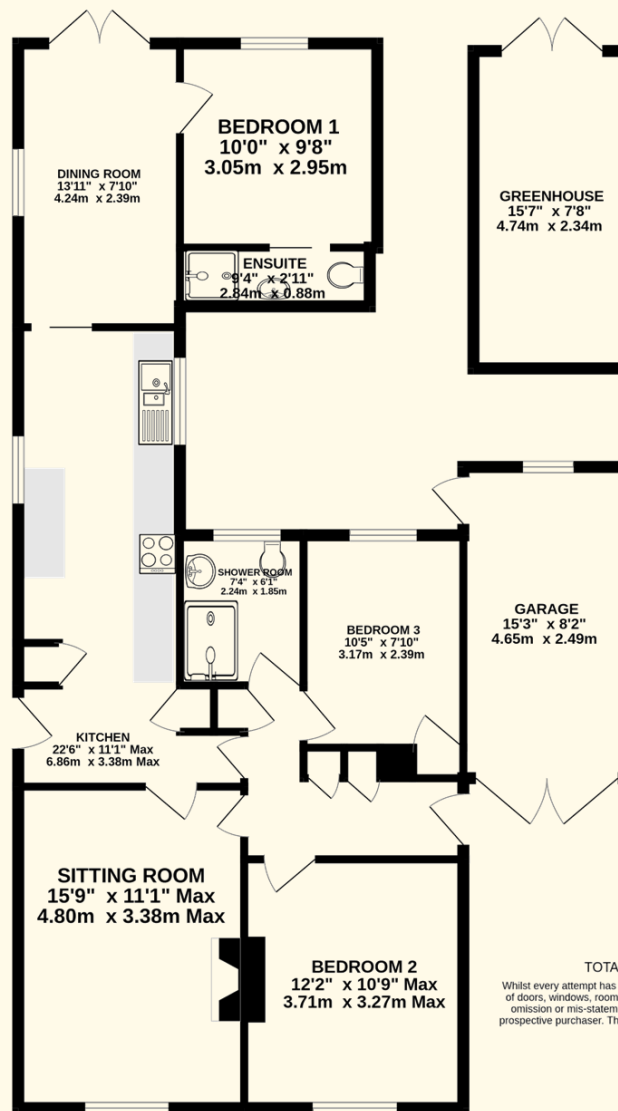
Agents Notes:

We understand the property is not currently 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.

Please note there is a trainline to the rear of the property.

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
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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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