



Vespasian Way  
Dorchester

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





OFFERED WITH NO ONWARD CHAIN is this detached family home, ideally situated within the popular location of Castle Park, Dorchester. Accommodation includes two reception rooms, kitchen and separate utility room/porch, three bedrooms, family bathroom and ground floor WC. The property sits on a corner plot with good-size enclosed garden to the rear, a single garage and driveway that provides off-road parking. 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.





An entrance door takes you through to a porch area which creates an ideal space to decant outdoor wear. From there, an internal door leads to the property's hallway where access is offered to the sitting room, kitchen and WC.

There are two reception rooms at the property, both offering good-size dimensions and receiving plentiful natural light. The sitting room features a central fireplace with brick surround and the dining room provides additional living accommodation and sliding doors that provide direct access onto the garden.

The kitchen is fitted with a range of white wall and base level units that provide ample storage options with work surface over and tiled splashback. A separate utility area is offered.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A cupboard housing the central heating boiler can be located on the first-floor landing.

There are three bedrooms at the property with bedrooms one and two benefitting from being double in size and fitted storage.

The bathroom has been tastefully furnished with a suite comprising a panel enclosed bath with shower attachment and shower screen, WC and wash hand basin.

Externally, there is a generous sized rear garden that is laid predominately to lawn and offering side pedestrian access. There is a single garage with up and over door, power and light and driveway to the front.

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

**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

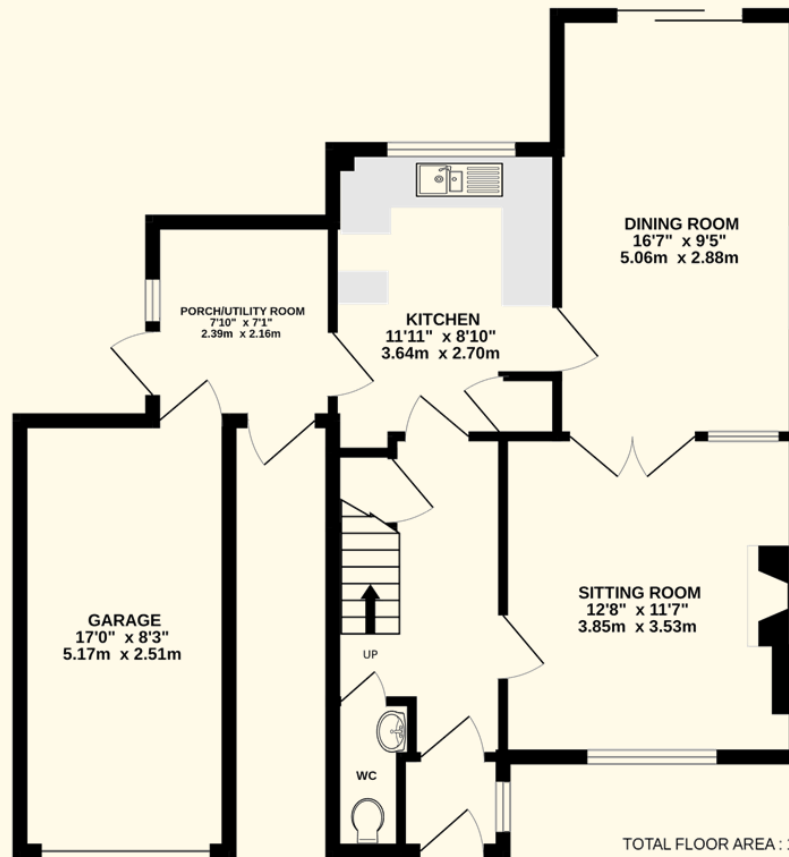
We are advised that the council tax band is D.

**Flood Risk:**

Surface water - Low risk.

Rivers and the sea - Very low risk.

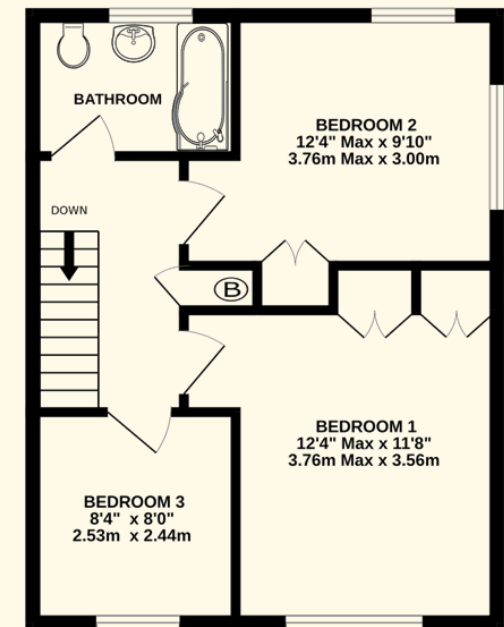
<https://check-long-term-flood-risk.service.gov.uk/risk#>



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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1ST FLOOR  
438 sq.ft. (40.7 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.