



Garland Crescent
Dorchester



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PROPERTY CONSULTANTS & VALUERS



This semi-detached property is ideally located in the popular residential area of Thomas Hardye Gardens in Dorchester. The family home offers favourable accommodation comprising of a sitting room, kitchen, conservatory, three bedrooms, family bathroom and ground floor WC. Externally, the property offers a rear garden with a southerly aspect, garage and an allocated parking space. EPC rating C.

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 a 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. Doctor's, dentist 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, and a regular bus routes to adjoining towns.



Entrance to the property is gained via a front porch, a perfect area to decant and store outdoor wear. From there the spacious hallway houses stairs rising to the first floor, the ground floor WC and gives access to the principal ground floor rooms.

The good size sitting room features a central gas fireplace with surround and mantle and a front aspect window allowing plentiful natural light into the room. A set of sliding doors lead to the conservatory.

The spacious conservatory adds additional living accommodation to the property and is flooded with an abundance of natural light. French doors offer direct access to the garden.

The kitchen is fitted with a comprehensive range of modern wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a 1 ½ bowl sink and drainer, electric oven and 4 ring gas hob.



Stairs rise to the first floor where the three bedrooms and family bathroom are situated. All bedrooms in the property offer either a front or rear aspect window allowing natural light to enter the room. Bedrooms one and two further benefit from fitted wardrobes.

The family bathroom is fitted with a suite consisting of a panel enclosed bath with shower over, wash basin with storage below and low-level WC. The room is finished with vinyl flooring and fully tiled walls.

Externally, there is a rear garden, predominantly laid to lawn with an area of patio abutting the property, ideal for southerly facing alfresco dining, and gated side access. The property also benefits from a single garage and allocated off road parking space.

Room Dimensions:

Sitting Room	5.54m x 3.76m (18'02" x 12'04")
Kitchen	3.25m x 2.74m (10'08" x 9'00")
Conservatory	3.02m x 2.82m (9'11" x 9'03")
Bedroom One	3.40m x 2.67m (11'02" x 8'09")
Bedroom Two	2.77m x 2.92m (9'01" x 9'07")
Bedroom Three	2.82m x 2.01m (9'03" x 6'07")
Bathroom	1.78m x 2.01m (5'10" x 6'07")

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:

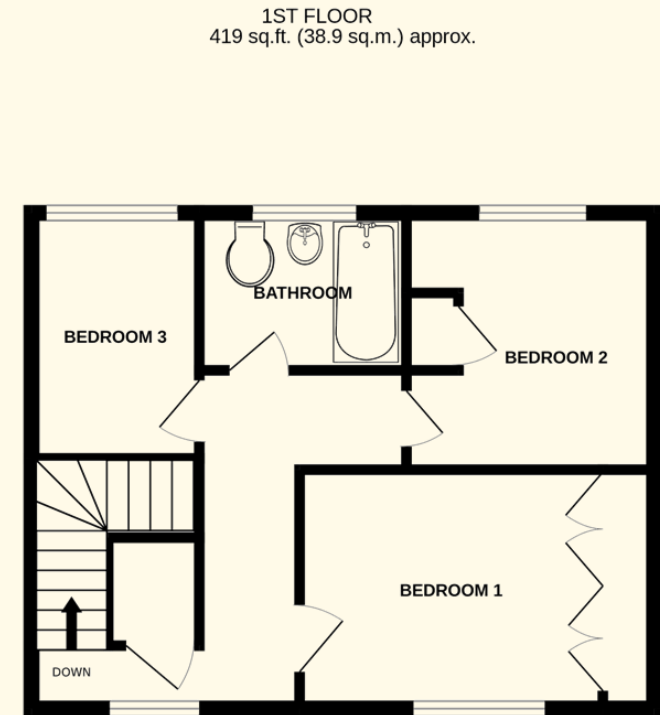
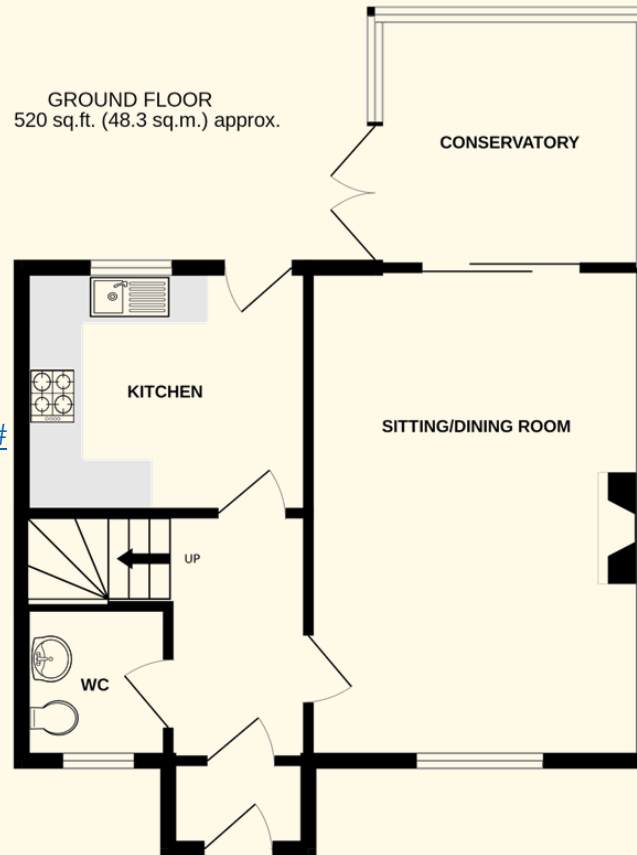
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is C.

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.



GARLAND CRESCENT

TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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