



Bridport Road
Dorchester



OFFERED WITH NO ONWARD CHAIN is this semi-detached, characterful property, situated within close proximity to the centre of Dorchester and in a designated conservation area. Accommodation includes a sizeable reception room, kitchen, three bedrooms and shower room. Externally, the home enjoys an enclosed rear garden with southerly facing aspect. 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. Nearby Brewery Square is set within the heart of Dorchester and is just a 10-minute walk from Bennetts Court. It is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



A covered storm porch and wooden door leads through to the property's hallway, with access offered to the large reception room, extending almost the full length of the property and receiving plentiful natural light via a triple aspect.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Space is allocated for appliances and French doors lead directly onto the rear garden.

A set of stairs rise to the first floor where the bedrooms and family shower room are situated.

There are three bedrooms at the property, all benefitting from either a front or rear aspect window. Bedrooms one and two are double in size.

The shower room is furnished with a suite including a shower cubicle, WC and wash hand basin. The room is complete with tiled flooring.

To the rear, there is an enclosed southerly facing garden with patio abutting the property and further areas of shingle and lawn. There is gated pedestrian access and a paved front garden.

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.

Flood Risk:

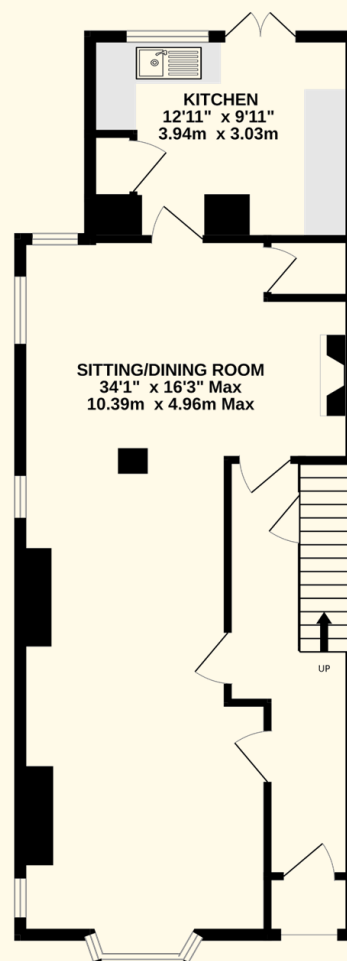
Surface water - Very low risk.

Rivers and the sea - Very low risk.

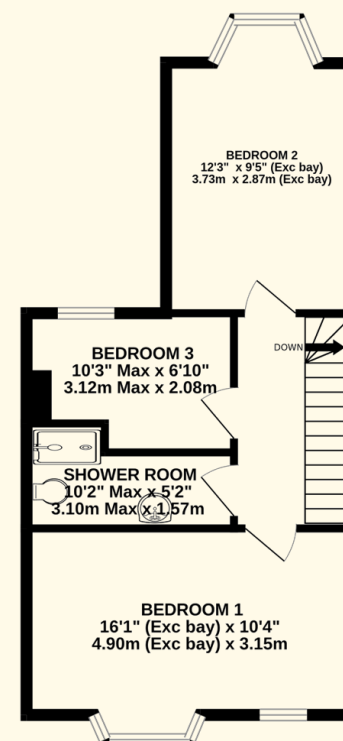
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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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