



Red Cow Lane
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN. Tucked away in a charming and small development, is this lovely and modern, two-bedroom terrace bungalow, located in Fordington, Dorchester. The home features a bright and airy open-plan kitchen and living space, ideal for both relaxing and entertaining, utility room, en-suite facilities and an additional bathroom. Furthermore, the home is accompanied by a westerly facing courtyard garden and an exclusive right to park in allocated space. EPC rating B.

The property is situated in Fordington, an attractive and much sought after residential area conveniently located for access to the town centre with its shops, eateries and supermarkets. The property is also a short walk away from Fordington Surgery. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.



Upon entry, you are taken through to the property's hallway, with access offered to all rooms. Also located in the hallway, is a cupboard housing the property's central heating boiler and hatch to the loft.

A wonderful feature of the property is the open-plan kitchen and living space with room for living furniture and a central island creating dining seating. The kitchen itself is fitted with a range of 'shaker style' wall and base level units with worksurfaces over. Neff integral appliances include a fridge-freezer, dishwasher, oven and grill and four-ring gas hob with extractor hood above. French doors open directly onto the garden, allowing natural light to flood the room.

A separate utility room provides a further sink and drainer with mixer tap, and plumbing and space for a washing machine.



Both bedrooms at the home are double in size and benefit from fitted wardrobes with mirrored sliding doors. Bedroom one further benefits from a modern en-suite shower room with WC, electric towel rail and wash hand basin.

Serving the second bedroom, is the main bathroom, a suite furnished with a panel enclosed bath with shower attachment, WC, electric towel rail and wash hand basin with vanity storage below. The room is complete with partly-tiled walls and lino flooring.

The garden receives a westerly facing aspect and has an area of patio and steeped areas of shingle, along with a variety of shrubs and trees. In addition, the home offers an exclusive right to park in allocated space



Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.
The property contains a water softener.

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:

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#>

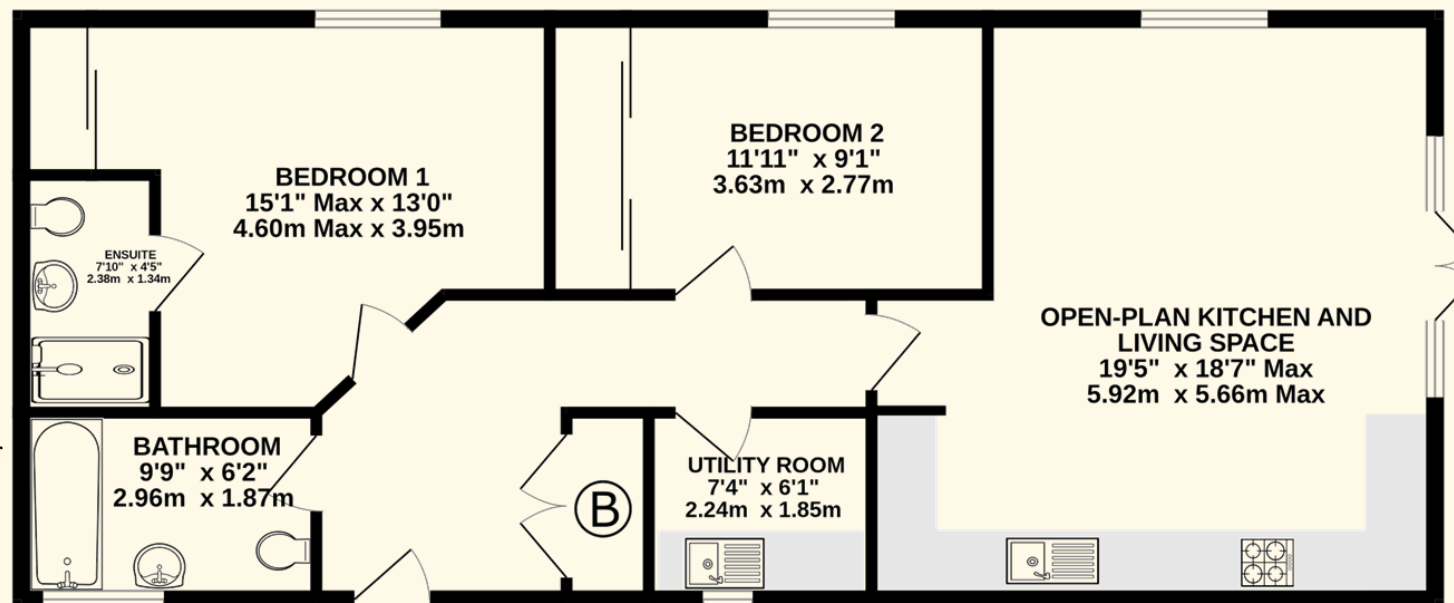
Agents Notes:

Please note there is a yearly service charge of £322.42
for the period from the 1st July 2024 to the 30th June
2025.

A list of estate regulations can be obtained upon
request.

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 890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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Broadband:

At the time of the listing standard, superfast and ultrafast broadband
are available.

Mobile service indoor is listed as limited and outdoor is likely.

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<https://checker.ofcom.org.uk/>