



Deverel Road, Dorchester

Set in the peaceful village of Charlton Down is this end of terrace family home. Accommodation, offering plentiful storage solutions, includes dual-aspect reception room with doors onto the garden, kitchen, ground floor WC, three bedrooms, and modern shower room. Outside, you'll find an attractive and mature, well-maintained rear garden, a single garage and parking space. EPC rating C.



Price guide £320,000

Situation

Charlton Down has a Health Club with a gym, classes and sauna. The Victorian hall has a variety of classes and regular meetings including yoga, classical concerts and Christmas fairs. It has a shop currently open 7 days a week. There is an allotment for use by the village and it has its own orchard. The Parish is situated within 4 miles of Dorchester town centre. Nearby Charminster has three public houses, two of which have dining and a more traditional pub with a skittle alley and live music nights, as well as a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and Jurassic coastline. The 26 mile circular Cerne Valley Way walk passes via Charminster.

Accommodation

Ground Floor

Hallway

Entrance into the house is via a part glazed door opening onto a hallway with access to a W/C fitted with a hand basin radiator and window. Leading through to the Reception room and kitchen.

Reception Room

A spacious dual aspect carpeted reception room offers plenty of space and access to under stairs storage. There is wall mounted lighting and double doors that open onto a lovely and well-presented garden.

Kitchen

The kitchen is fitted with a comprehensive range of wall and base level units. There is an integrated Bosch fitted oven, with splash-back and extractor hood over. The room offers plenty of space for further white good appliances.

First Floor

Stairs from the ground floor lead to the first floor landing offering access to three bedrooms, the family bathroom and airing cupboard.

Bedroom 1

The first bedroom is a double, front aspect room with a front facing window to let in natural light.

Bedroom 2

The second bedroom is rear aspect, double room, with a double fitted wardrobe offering storage

Bedroom 3

The third bedroom is a single room with fitted shelves and a fitted single wardrobe.

Bathroom

The modern and stylish bathroom fitted with a corner shower cubicle with rainwater shower head, W/C and hand basin with vanity storage underneath, a heated towel rail, and further wall mounted storage. The room is finished with Kamdean flooring.

Garden

The fully enclosed, attractive garden features a decked patio area abutting the rear of the property, perfect for outdoor furniture. There are well-placed boarders offering a variety of mature plants and shrubs. A stone chipped, whimsical path leads you through the garden, and offers ease of access through a gate leading to the garage situated at the rear where there is an additional parking space.



Agent notes

There is an annual Meadfleet Management service charge of approximately £105.34 paid bi-annually in regard to the up keep of the open spaces in Charlton Down.

On change of ownership, there is approximately a £50.00 charge payable to Meadfleet for the transfer. (Charge as per 2021)

Mobile and Broadband Service

At the time of the listing, standard and ultrafast broadband are available. Full fibre is available at this address.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Services

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

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#>

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.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

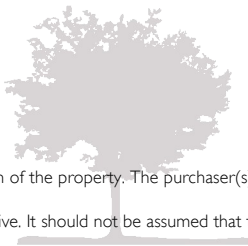
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

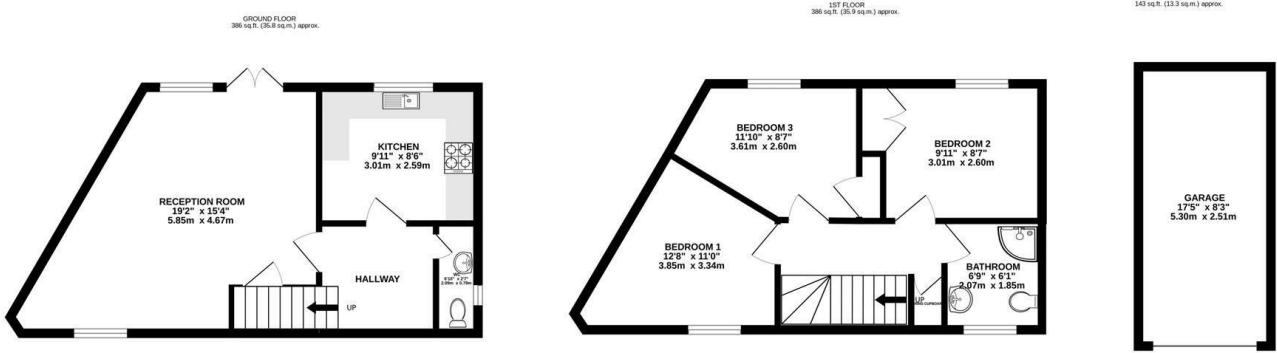


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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