



Casterbridge Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN is this lovely detached bungalow, ideally situated within the popular area of Dorchester with spacious rear garden, garage, driveway and external office. Accommodation includes two reception rooms, a tastefully fitted kitchen and utility, conservatory, two bedrooms, bathroom and WC. 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. 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 the property with access offered to the majority of the rooms including the WC. An airing cupboard can be located in the hallway also.

The kitchen has been fitted with modern white wall and base level units with worksurfaces over and tiled splashback. Lamona integral appliances include a dishwasher, four-ring electric hob and oven and grill. A utility room provides further space for appliances and houses the property's central heating boiler.

There are two reception rooms at the property, with ample space for dining and living furniture and a central gas fire to the sitting room.

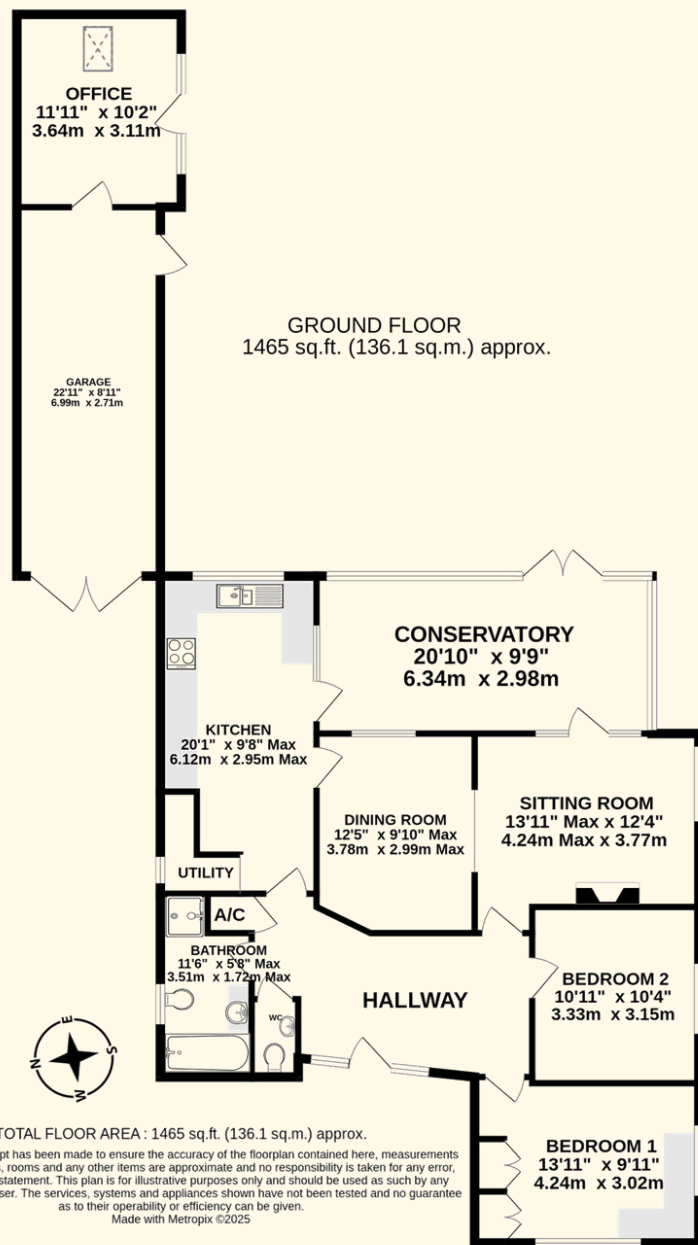
A conservatory adds further living accommodation to the property and enjoys a wonderful outlook and direct access onto the rear garden.



Both bedrooms are double in size, with bedroom one further benefitting from a variety of fitted storage options.

The bathroom has been furnished with an enclosed bath with shower attachment, shower cubicle, WC, heated towel rail and wash hand basin with vanity storage below. The room is complete with laminate flooring and tiled walls.

Externally, there is a generous-sized rear garden which is predominantly laid to lawn with mature shrubs and trees. There are outside electrics to the front and side, a water tap and outdoor lighting on the patio. In addition, there is a garage with electrics and plumbing and also an office with Velux window and electrics. To the front, there is a good-size resin drive providing off-road parking.



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.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D.

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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>