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# MEYERS

MOVING BEYOND EXPECTATIONS



## 7 Fordington Dairy

Dorchester DT1 1FD

Offers over £325,000

- Grade II Listed Character Property
- Exposed Brickwork and Beams
- Secure Allocated Parking for Two
- Beautifully Presented Throughout
- Master Ensuite
- Exclusive Gated Development

## Fordington Dairy

To keep the classic look of the gated community of Fordington Dairy there's a monthly cost of £40.00 for the upkeep of the surroundings. The property itself is a FREEHOLD There is a covenant on short term rentals of the property - you cannot use the property as a Holiday let. The Let contract requires to be 3 months or above.

### Location

This property is conveniently located on the outskirts of Dorchester Town and is considered to be within walking distance to local amenities, including convenience store, public house, doctor's surgery, and popular schools. The Town of Dorchester offers fantastic amenities including High Street Chain shops, restaurants, and various coffee shops and bars. There are public transport links on offer including two mainline train stations leading to London/Waterloo or Bristol Temple Mead and regular bus services leading to the seaside town of Weymouth.

### Description

A beautifully presented character three bedroom terrace cottage situated in the heart of Dorchester, just on the edge of Fordington. The property benefits from an open plan sitting room/diner and three bedrooms situated in a gated development, the property also benefits from having two allocated parking spaces. Outside to the front of the property is laid to stone with space for potting and planting. The property also benefits from allocated parking for two vehicles and the property is secured by a gated entrance.

### Entrance

Via solid wooden door, with feature arch window above

### Lounge/Dining room 20' 7" x 16' 10" (6.27m x 5.13m)

Front aspect feature arch window, Feature fireplace with gas fire in situ, stairs to the first floor landing with under stair cupboard, including exposed brickwork and wooden doors.

### Radiators

### Kitchen/Breakfast Room 17' 1" x 7' 11" (5.20m x 2.41m)

Two rear aspect feature arch windows, wall and base units with work surfaces, one and a half bowl sink drainer with mixer tap. space and plumbing for dishwasher and washing machine plus space for tumble dryer. Integral four ring electric hob and oven, plus built in overhead extractor fan. Integral fridge freezer, part tiled walls, spotlights and exposed brickwork.

### First Floor Landing

Access to loft space via hatch, exposed beams and brickwork on spiral staircase.

### Bedroom One 14' 6" x 7' 11" (4.42m x 2.41m)

Rear aspect feature arched window. two rear aspect double glazed velux windows, radiator, exposed beams and brickwork plus door to ensuite

### Ensuite

Low level w/c, shower enclosure, pedestal wash hand basin, part tiled walls, exposed brickwork and extractor fan

### Bedroom Two 14' 7" x 8' 5" (4.44m x 2.56m)

front aspect sash window, radiator, exposed beams and brickwork

### Bedroom Three 13' 0" x 8' 8" (3.96m x 2.64m)

front aspect velux window, radiator and exposed beams and brickwork

### Bathroom

radiator, low level w/c, pedestal hand wash basin, enclosed bath with mains fed shower overhead. exposed brickwork

### Front Garden

area laid to paving suitable for seating to the front

### Parking

secured allocated parking for two vehicles

### Directions

From the Top of Town roundabout, head east down the hill on High East Street. At the traffic lights before the bridge turn right into Kings Road just before you leave town. Continue down Kings Road turning to the left at the 90 degree bend in the road and immediately left into Athelstan Road. You will find Fordington Dairy on your left through gated access. Pedestrians may proceed through the gate and walk to our property.

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