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MEYERS

MOVING BEYOND EXPECTATIONS



40 Dorchester Road

Dorchester DT2 0BA

Offers Over £225,000

- End of Terrace Cottage
- Two Bedrooms
- Lounge/Dining Room
- Utility Room
- Separate Private Part Walled Garden

Description

A two bedroom end of terrace cottage with character throughout is located within the popular village of Maiden Newton. The property has good size accommodation including a living/dining room with a fireplace, kitchen, utility room and landscaped garden. The village of Maiden Newton has many local amenities including a convenience store and cafe, restaurant, petrol station, public house and popular primary school. Good transport links including a bus service and a main train line. This property must be viewed to appreciate the character throughout and the good size accommodation.

Lounge/Diner 18' 1" x 11' 10" (5.51m x 3.60m max)

Feature open fire place with stone surround and tiled hearth, front aspect double glazed door, front aspect double glazed window, rear aspect double glazed window, electric storage heater, television point, telephone point, laminate flooring.

Utility Room 7' 2" x 5' 10" (2.18m x 1.78m)

Comprising base units with roll top work surface over, space for fridge and freezer, tiled flooring, staircase leading to first floor, side aspect double glazed windows.

Kitchen 7' 8" x 7' 4" (2.34m x 2.23m)

A range of wall and base units with roll top work surface over, space and plumbing for washing machine, built in oven, four electric ring hob, extractor hood over, drainer sink with chrome mixer tap, part tiled walls, tiled flooring, rear aspect double glazed window, side aspect double glazed door leading to small courtyard area.

First Floor Landing

Stair case leading to ground floor.

Bedroom One 10' 2" x 9' 2" (3.10m x 2.79m)

Front aspect double glazed window, electric storage heater.

Bedroom Two 11' 7" x 6' 9" (3.53m x 2.06m)

Rear aspect double glazed window, electric storage heater.

Bathroom 7' 10" x 7' 1" (2.39m x 2.16m)

White suite comprising panel roll top bath with chrome mixer tap and electric shower over, pedestal hand wash basin, low level W.C., part tiled walls, vinyl flooring, side aspect double glazed opaque window.

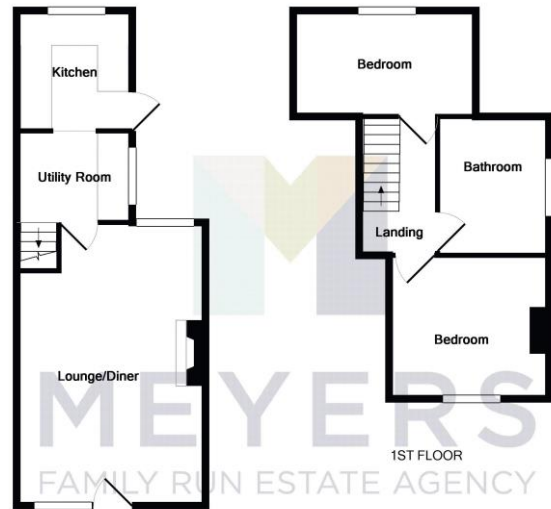
Rear Garden

Right of access, share a shingled path leads to landscaped garden which is partially enclosed with stone wall, shrub border, outbuilding,, central patio area, fruit trees.

Directions

From Dorchester From Top O Town roundabout head north on Albert road, at the roundabout continue straight onto The Grove B3147, exit the roundabout onto The Grove, continue along this road until you reach the roundabout, at the roundabout take the 2nd exit onto A37 Yeovil road, exit the roundabout onto A37, Turn left onto Dorchester Road, into Frampton continue on road for approximately 3.5 miles, arrive at Maiden Newton going past the village petrol station, the property will be on your right hand side approximately 100 yards later.

EPC Rating E



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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