



**7 COWLEAZE**

Dorchester, DT2 9TD

**Price Guide £300,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Mayfair are delighted to bring to the market a modern mid terrace three bedroom home situated in the popular village location of Martinstown. The property is offered for sale with no forward chain and has a ground floor cloakroom, sitting/dining room, kitchen, three bedrooms, shower room, front and rear gardens and a single garage..

## Situation


The village of Martinstown is situated approximately 4 miles south west of the historic county town of Dorchester and benefits from a shop and post office, village hall and a public house, The Brewers Arms.. There is the parish church of St Martins which dates back to the 12th century, with the village green to the front. There is an active local community with many clubs and societies including a cricket club, cycling group and a womens institute. The village is set amongst beautiful Dorset countryside.

## The local area

Dorchester has many places of interest and museums. There are a variety of independent shops, restaurants and coffee shops and excellent transport links to both London Waterloo and Bristol Temple Meads. The town is well served with supermarkets and the entertainment complex at Brewery Square provides extra shopping and entertainment facilities..

## Local Authority

Dorset Council Tax Band: C  
Tenure: Freehold  
EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

The house is set in a terrace of similar properties and is approached along a pathway through the front garden which is laid to lawn with a low stone wall to the front. Once inside the front door the entrance hall has a cupboard housing the electric meter and consumer unit. Stairs lead to the first floor. There is a ground floor cloakroom with a close coupled WC and wash hand basin. The light and spacious sitting/dining room has wood laminate flooring and is a double aspect room with windows to the front and rear. A door leads to the kitchen which is fitted with a range of wall and base cabinets with a roll edge worksurface incorporating a stainless steel sink unit with mixer taps. A fitted four ring hob with extractor above and a built in oven. There is space and plumbing for a washing machine and a wall mounted Worcester central heating boiler. A door leads to the rear garden.

From the the entrance hall stairs lead to the first floor landing with access to the roof space and an airing cupboard with shelving and a radiator. There are three bedrooms, the master is at the front of the house with built in wardrobes and there are two bedrooms at the rear both overlooking the rear garden. The shower room comprises an enclosed corner shower cubicle, close coupled WC with a concealed cistern and a wash hand basin with a cupboard under.

Outside, the rear garden is mainly laid to lawn with mature plants and shrubs and is enclosed by timber fencing. A personal door leads to the SINGLE GARAGE at the rear of the garden with an up and over door, power and light.

## Material Information..

Additional information not previously mentioned

- All mains service connected.
- Water Meter
- \* Mains Sewerage
- Flooding in the last 5 years or not. NO
- Broadband and Mobile signal or coverage in the area. For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:  
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

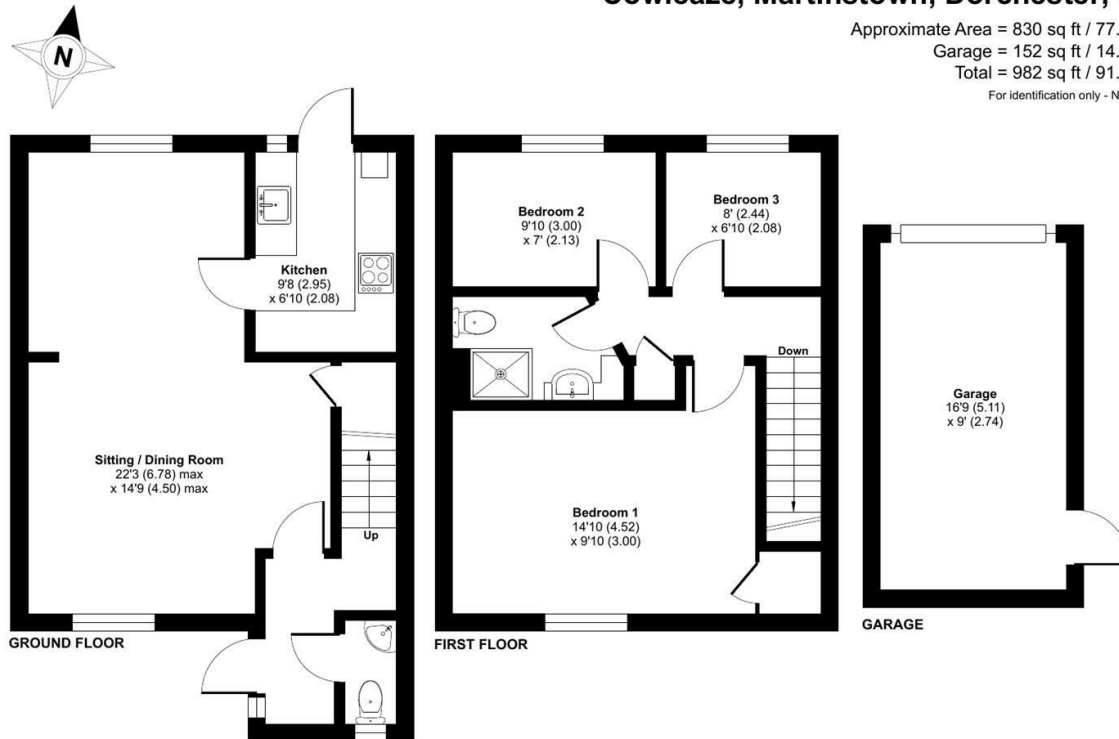
## Cowleaze, Martinstown, Dorchester, DT2

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1128253



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

dorchester@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

