



Instinct Guides You



## Newton Road, Dorchester, DT2 0BT £250,000

- Substantial Rear Garden
- Ample Off Road Parking
- Three Bedrooms
- Ground Floor Wet Room
- Well Proportioned Kitchen & Living Room
- Close To Local Amenities
- Train Station Nearby
- Surrounded By Attractive Country Walks



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Mowlam Tominey are delighted to present this three-bedroom family home, offering a substantial garden, generous off-road parking and a convenient position close to a wide range of amenities in Maiden Newton. The property features a spacious living room, a ground-floor wet room and three well-proportioned bedrooms, making it an excellent choice for families or those seeking versatile accommodation.

Believed to date back to the 1940s, the home benefits from a large frontage set well back from the road, providing ample parking. Stepping inside, you are welcomed into a bright and comfortable living room with plenty of space for a variety of furnishings. This room flows seamlessly into the kitchen at the rear.

The kitchen offers a selection of fitted cabinetry, space for appliances and a charming, homely feel. Adjacent to the kitchen is a practical bathroom comprising a bath with shower over, hand basin and W.C, enhancing the potential for ground-floor living if desired. A rear porch provides access to the generous garden as well as a useful cloakroom.

To the first floor are three bedrooms. Bedrooms one and two are well-sized doubles, while bedroom three is a spacious single enjoying pleasant views over the rear garden.

The outside space is a particular highlight. Benefitting from a sunny aspect and a wrap-around plot, the garden offers excellent scope for families, gardeners or those simply seeking a peaceful outdoor retreat.

Agents' Notes: The property is subject to a Section 157 restriction. Any prospective purchaser must have a qualifying local connection through residence, employment or family, and may be required to meet criteria set by the local authority.

A coal merchants access allows a right of access to the rear of property.

- Bedroom One 13'6" x 10'4" (4.14 x 3.17)
- Bedroom Two 11'11" x 8'9" max (3.64 x 2.68 max )
- Bedroom Three 8'3" x 7'10" (2.52 x 2.39)
- Living Room 13'11" x 13'8" max (4.25 x 4.17 max )
- Kitchen 10'8" x 8'4" (3.26 x 2.55)
- Bathroom 9'3" x 5'9" (2.83 x 1.76)
- Cloakroom 4'11" x 2'10" (1.50 x 0.88)
- Rear Porch 9'11" x 2'9" (3.04 x 0.85)







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>65</b>
	<b>48</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	