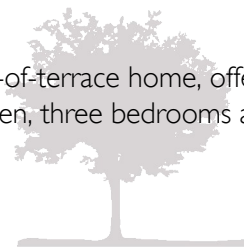




Frys Lane, Godmanstone

Situated on a corner plot in the desirable village of Godmanstone, is this end-of-terrace home, offering accommodation across two floors. The property features two reception rooms, kitchen, a useful utility room, a conservatory that opens onto the garden, three bedrooms and a family bathroom. Outside, the home benefits from a westerly facing rear garden which wraps round the front and side. EPC rating E.

Price guide £260,000



Situation

Fry's Lane is situated in the small village of Godmanstone, West Dorset, an AONB. The village has an organic farm shop, café and the surrounding area provides a number of footpath walks incorporating Godmanstone and nearby villages such as Ceme Abbas, Piddle Valley and Sydling St Nicholas. The nearby 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.

Entrance

Upon entry, you are taken through to a porch area, creating an ideal space to decant outdoor wear before heading in to the property's hallway where access is offered to the principal ground floor rooms.

Reception Rooms

The property offers two separate reception rooms, providing flexible living space. The sitting room is positioned at the front of the home and is of a comfortable size, featuring a central fireplace with a wood burner insert that adds a cosy aspect. French doors lead through to the second reception room, which makes an ideal dining area.

Kitchen and Utility Room

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. Space is allocated for appliances. A utility room provides further storage space.

Conservatory

Located to the rear of the home, is the conservatory, a light and airy space enjoying direct access onto the garden.

Bedrooms

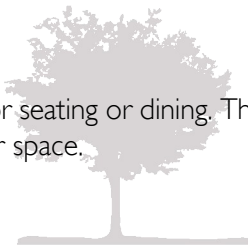
There are three bedrooms at the property, all of which benefit from a front or rear aspect window, whilst bedrooms one and two further benefit from a fitted wardrobe.

Bathroom

A family bathroom serves the bedrooms and is furnished with a panel enclosed bath, WC and wash hand basin with vanity storage below. The room is complete with tiled flooring.

Outside

Externally, there is a westerly-facing rear garden with paved area, ideal for outdoor seating or dining. The garden extends around the side of the property and continues to the front, creating a good-size outdoor space.



Agents Notes

Please note this property has a section 157, restrictions will apply.

Broadband and Mobile Service

At the time of the listing, standard and superfast 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>

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#>

Services

Mains water and drainage are connected. Hot air electric heating system.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is B.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

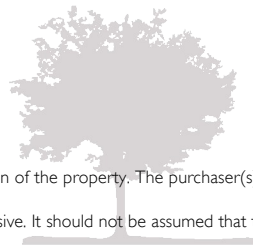
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

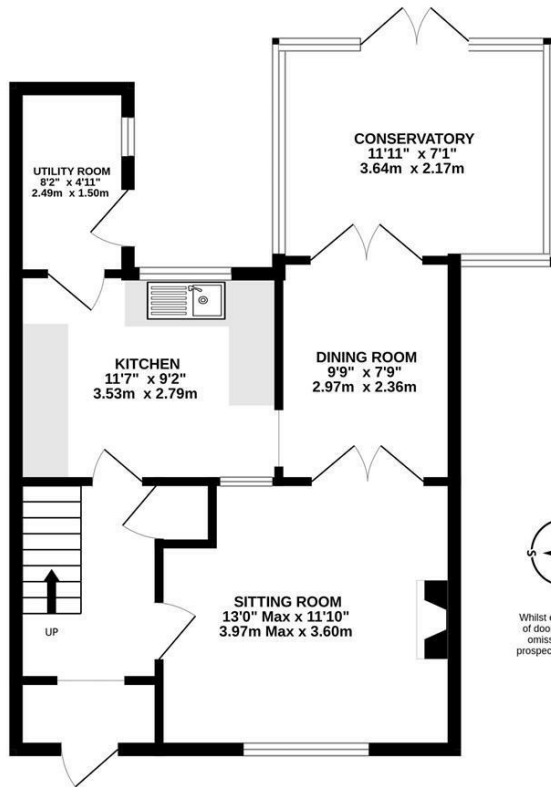
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

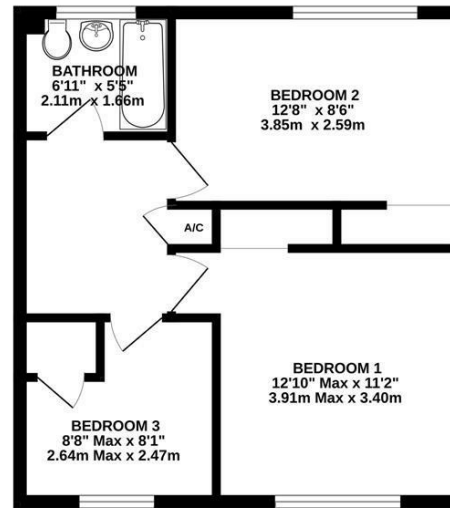




GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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