North Road

Maiden Newton

OIEO £325,000

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2 North Road, Maiden Newton, DT2 0AF

Situated in the sought-after village of Maiden Newton, within an area of outstanding natural beauty, this attractive two-bedroom bungalow offers well-presented and versatile accommodation. The property benefits from a spacious kitchen/diner, generous sunroom, converted loft space with velux windows and a welcoming living room with log burner. Outside, there is a shingled driveway, carport and enclosed rear garden with patio and lawn, providing an excellent space for relaxing and entertaining. EPC rating D.

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.

The property is entered via a part-glazed door into a welcoming hallway, providing access to all principal accommodation.

The living room enjoys a front aspect and features a charming log burner, creating a warm and inviting focal point to the room.

Both bedrooms are well-proportioned double rooms finished with stylish wall panelling. The second with doors providing direct access to the rear garden.

The family bathroom is fitted with a panel-enclosed bath with shower over, wash basin and WC. Marble-effect tiling provides a stylish and contemporary finish.

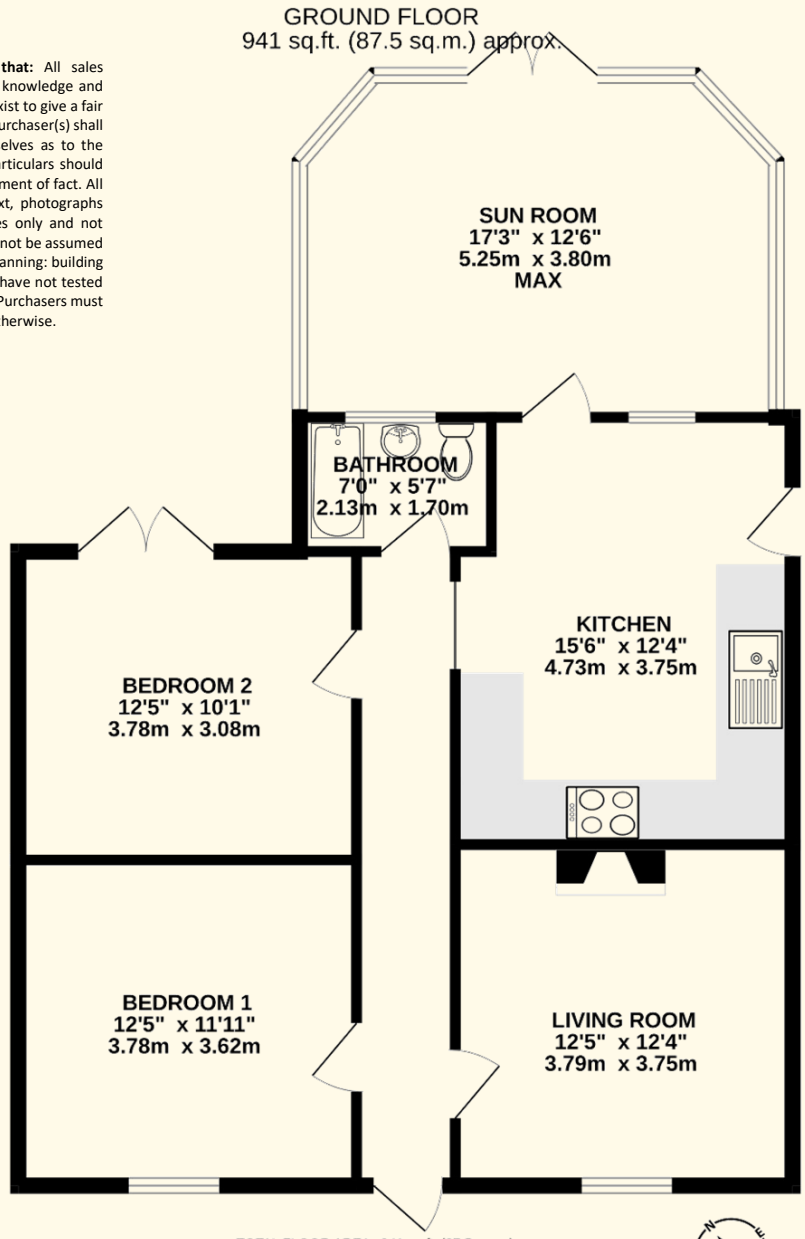
The spacious kitchen/diner is fitted with an integrated double oven, four-ring electric hob and extractor hood over, and space for a fridge freezer, dishwasher and washing machine. A side door provides convenient access to the garden, while a further rear door leads through to the sunroom.

The generous sunroom provides excellent additional space for dining or relaxing. Double doors open directly onto the rear garden.

The property also benefits from a converted loft space, providing a versatile additional area. Velux windows allow plenty of natural light into the space.

A shingled driveway provides off-road parking and leads to the carport, with an area of lawn. The rear garden features a paved patio area and a spacious lawn with a useful garden shed.

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.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 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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Agents Notes:
The property is situated on a private road.
Solar panels are owned outright.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

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-landtax/#!/intro

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

Services:
Mains electricity, water and drainage are connected.
Electric central heating.

Broadband:
At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit https://checker.ofcom.org.uk