



Instinct Guides You



## Charlmont Cross, Dorchester, DT2 8EY £285,000

- Three Bedroom
- Garage & Parking
- Kitchen/Breakfast Room
- Village Location
- Close To Local Amenities
- Flying Freehold



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Situated within the sought after village of Broadmayne, Charlmont Cross is a well presented THREE BEDROOM home offering well proportioned accommodation throughout. The property benefits from a generous lounge, a modern kitchen/breakfast room, a private enclosed rear garden, a GARAGE and OFF ROAD PARKING. The location offers convenient access to local amenities, countryside walks and easy routes to both Dorchester and Weymouth.

The property is entered via a porch which leads through into the main living space. The lounge is a generous room spanning the depth of the property, providing ample space for both seating and dining areas, with natural light coming through from both front and rear aspects. Positioned to the rear is the kitchen/breakfast room, fitted with a range of units and work surfaces with space for appliances and a window overlooking the garden. A door from the kitchen provides direct access to outside.

Stairs rise to the first floor landing where three bedrooms and the family bathroom are arranged. Bedroom one is a well proportioned double room, with bedroom two offering another spacious double. Bedroom three is a further bedroom suitable for use as a nursery, study or guest room. The bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a modern style.

Externally the enclosed rear garden is arranged with patio and floral borders providing space for outdoor seating and general use with gated access leading to the parking and garage.

**Lounge 14'2" x 13'7" (4.34 x 4.15)**

**Kitchen/Breakfast Room 13'7" x 10'8" (4.15 x 3.26)**

**Bedroom One 13'5" x 11'7" (4.1 x 3.55)**

**Bedroom Two 13'7" x 12'0" (4.15 x 3.68)**

**Bedroom Three 12'9" x 6'6" (3.91 x 2.0)**

**Agents Note**

Please note that the property has a flying freehold. Prospective purchasers are advised to seek clarification from their solicitor and lender to ensure they are satisfied with any implications prior to proceeding





| Energy Efficiency Rating                    |  | Current                                                                             | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                     |           |
| (92 plus) A                                 |  |                                                                                     | 83        |
| (81-91) B                                   |  |                                                                                     |           |
| (69-80) C                                   |  |                                                                                     |           |
| (55-68) D                                   |  |                                                                                     |           |
| (39-54) E                                   |  | 52                                                                                  |           |
| (21-38) F                                   |  |                                                                                     |           |
| (1-20) G                                    |  |                                                                                     |           |
| Not energy efficient - higher running costs |  |                                                                                     |           |
| 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) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |