



Connells

High Street
Puddletown Dorchester



Property Description

Situated in the ever-popular village of Puddletown lies this two bedroom end-terraced home. The property comprises two bedrooms and family shower room on the first floor. The ground floor has been extended and comprises entrance porch, generous lounge-diner, kitchen, utility, study/ground floor bedroom and WC. There is a generous enclosed rear garden.

Entrance Porch

The front door leads into the entrance porch with windows to the side aspects and a door leading into the lounge.

Lounge

16' 10" x 14' (5.13m x 4.27m)

A door leads from the entrance porch into the lounge with single glazed windows to the front aspect with secondary glazing, an open fireplace, a radiator, a television aerial socket, a telephone point, an understairs cupboard, stairs leading upto the first floor and a doorway leading to the kitchen.

Kitchen

11' 10" x 5' 10" (3.61m x 1.78m)

A doorway leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, space for an oven and hob, plumbing for a washing machine, space for a fridge freezer, the central heating boiler, a double glazed window to the side aspect and a doorway leading through to the utility room.

Utility Room

6' 1" x 4' 9" (1.85m x 1.45m)

A doorway from the kitchen leads to the utility room with a sink and double glazed doors leading onto the rear garden.

Reception Room

10' 1" x 6' 4" (3.07m x 1.93m)

A doorway leads from the utility room into the additional reception room with a double glazed window to the side aspect, a radiator, and with access to a downstairs cloakroom with a WC and a wash hand basin.

First Floor

First Floor Landing

Stairs lead up from the lounge to the first floor landing with a window and doors leading to both bedrooms and the shower room.

Bedroom 1

14' x 8' 2" (4.27m x 2.49m)

A door leads from the first floor landing into bedroom 1 with a single glazed window to the front aspect with secondary glazing, a radiator, a telephone point, built in wardrobes and an airing cupboard.

Bedroom 2

7' 8" x 8' 2" (2.34m x 2.49m)

A door leads from the first floor landing into bedroom 2 with a single glazed window to the front aspect with secondary glazing and a radiator.

Shower Room

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a shower cubicle and a double glazed window to the rear aspect.

Outside Space

Front Garden

A front gate opens onto the front garden path leading to the front door and with beds of mature shrubs.

Rear Garden

A door from the utility room leads onto the tiered, rear garden which is laid to a patio, a lawn and benefiting from a metal shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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