



Instinct Guides You



## Dorchester Road, Dorchester, DT2 9TZ £330,000

- Two Allocated Parking Spaces
- Generous Garden & Balcony
- Far Reaching Countryside Views
- Well Proportioned Rooms Throughout
- Master Bedroom With En-suite
- Sought After Dorset Village
- Large Living Quarters
- Great Investment Opportunity
- Freehold



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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This stunning three-bedroom house is situated in a select development set in the popular village of Frampton with far reaching COUNTRYSIDE VIEWS, BALCONY, and offers spacious accommodation, mature garden and two PARKING spaces.

Entering into the hallway, stairs rise to the first floor with a large understairs cupboard, the master bedroom features en-suite shower room and patio doors which open to the garden, the second double bedroom also features patio doors opening to the garden, there is another double bedroom with a window to front, the bathroom comprises bath/shower, WC and hand basin, with window to front.

On the first floor the landing offers access to the pressurised system/boiler cupboard, the light and airy living room features two patio doors which open onto the balcony which offers lovely far reaching countryside views. The large kitchen-diner is fitted with a range of contemporary cabinets and integrated appliances along with a window to the front. The cloakroom is fitted with a WC and handbasin.

An enclosed rear garden is enjoyed along with the balcony.

Frampton is a lovely, small village in West Dorset, which maintains its rural charm and character. Frampton is surrounded by beautiful countryside and has many footpaths and bridleways for walkers. There are several places to park and walk and the cycle path from Dorchester to Maiden Newton runs through the park from Muckleford to Southover and on to Frome Vauchurch. Frampton lies approximately 5 miles (8.0 km) northwest of the county town Dorchester. It is sited in the Frome valley among chalk hills of the Dorset Downs.

**Living Room 19'1" > 11'7" x 12'7" > 6'6" (5.83 > 3.54 x 3.86 > 2.00)**

**Kitchen Diner 14'1" x 11'7" (4.30 x 3.54 )**

**Bedroom One 16'11" > 11'0" x 9'10" (5.16 > 3.36 x 3.00)**

**Bedroom Two 16'11" max x 8'10" max (5.16 max x 2.70 max)**

**Bedroom Three 14'2" x 6'7" (4.33 x 2.01 )**

**Bathroom 9'11" x 4'10" (3.03 x 1.48)**

**En-Suite 4'6" x 3'5" (1.38 x 1.05)**

**Cloakroom 7'10" x 3'11" (2.41 x 1.21 )**

### **Agents Notes**

The vendor informs us the property pays an annual communal service charge of approximately £858.55 for the maintenance and upkeep of the development.

We recommend these details are checked by a solicitor before incurring costs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	72
(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	