



Glyde Path Road
Dorchester
£330,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Found within a conservation area, is this refurbished Grade II listed home, ideally situated close to the heart of Dorset's county town, offering a blend of character and versatile living space. The property features a generously sized lounge with a charming multi-fuel burner, a modern shower room, and a bright kitchen-diner overlooking the garden. Upstairs, there are two well-proportioned double bedrooms, while a versatile third bedroom or study is located in the basement, accessed via the lounge. Externally, the property benefits from a generous enclosed rear garden, perfect for relaxing or entertaining. EPC rating D.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



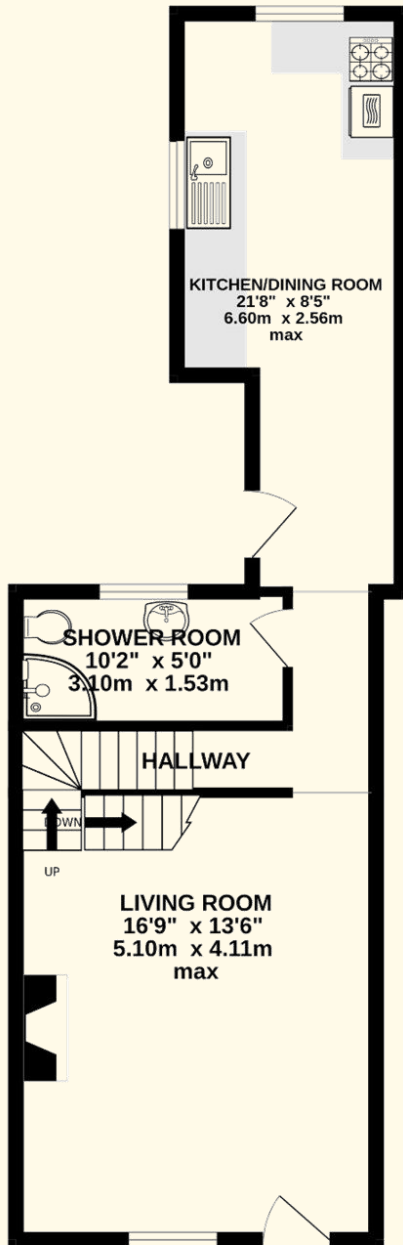
The property is entered via a part-glazed front door into a welcoming lounge, where character and charm immediately set the tone of the home. The room features a front-facing window and a characterful open fireplace with a multi-fuel burner, an attractive stone hearth, and an exposed beam. From here, stairs rise to the first floor and descend to the basement, while an inner hallway provides access to the remainder of the ground floor. The kitchen/dining room enjoys a dual aspect to the rear and side and offers a range of fitted wall and base units with ample worktop space, incorporating a stainless-steel sink with mixer taps, an integrated Bosch double electric oven, a Bosch electric ceramic hob with extractor hood over, and a cupboard housing the boiler. There is space for appliances and a family dining table, with a door opening onto the garden. The ground floor is completed by a modern shower room fitted with a white suite, including a shower cubicle, a wash basin with fitted vanity storage beneath, and a WC. The basement level provides a versatile additional room, ideal as a snug, study, or bedroom. The charm continues to the first floor, where the landing leads to two double bedrooms one overlooking the front and the other to the rear. Both rooms are neutrally decorated and feature attractive wooden doors and flooring.

Externally, the impressive enclosed rear garden is mainly laid to lawn with mature trees and shrubs, creating colour and texture. This is complemented by a decked seating area, offering the perfect spot for outdoor furniture to enjoy the southerly sun. A garden shed provides useful storage, along with a brick-built outbuilding currently used for additional storage and as a log store.

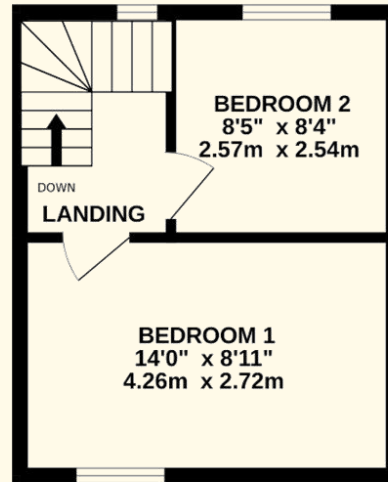
BASEMENT
119 sq.ft. (11.1 sq.m.) approx.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.5 sq.m.) approx.



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 : 842 sq.ft. (78.2 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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Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Council Tax Band C.

Please note the council tax band has an improvement indicator on it which means the council tax may be subject to change following improvements made to the property.

Broadband:

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

Mobile phone service varies dependent upon your provider.

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-floodrisk.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-land-tax-#!/intro>