



Instinct Guides You



Newton Road, Maiden Newton, Dorchester £250,000

- Substantial Rear Graden
- Ample Off Road Parking
- Three Bedrooms
- Ground Floor Wet Room
- Well Proportioned Kitchen & Living Room
- Close To Local Amenities
- Train Station Nearby
- Surrounded By Attractive Country Walks



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Mowlam Tominey are delighted to present this three-bedroom family home, offering a substantial garden, generous off-road parking and a convenient position close to a wide range of amenities in Maiden Newton. The property features a spacious living room, a ground-floor wet room and three well-proportioned bedrooms, making it an excellent choice for families or those seeking versatile accommodation.

Believed to date back to the 1940s, the home benefits from a large frontage set well back from the road, providing ample parking. Stepping inside, you are welcomed into a bright and comfortable living room with plenty of space for a variety of furnishings. This room flows seamlessly into the kitchen at the rear.

The kitchen offers a selection of fitted cabinetry, space for appliances and a charming, homely feel. Adjacent to the kitchen is a practical bathroom comprising a bath with shower over, hand basin and W.C, enhancing the potential for ground-floor living if desired. A rear porch provides access to the generous garden as well as a useful cloakroom.

To the first floor are three bedrooms. Bedrooms one and two are well-sized doubles, while bedroom three is a spacious single enjoying pleasant views over the rear garden.

The outside space is a particular highlight. Benefitting from a sunny aspect and a wrap-around plot, the garden offers excellent scope for families, gardeners or those simply seeking a peaceful outdoor retreat.

Agents' Notes: The property is subject to a Section 157 restriction. Any prospective purchaser must have a qualifying local connection through residence, employment or family, and may be required to meet criteria set by the local authority.

A coal merchants access allows a right of access to the rear of property.

Room Dimensions

Bedroom One 13'6" x 10'4" (4.14 x 3.17)

Bedroom Two 11'11" x 8'9" max (3.64 x 2.68 max)

Bedroom Three 8'3" x 7'10" (2.52 x 2.39)

Living Room 13'11" x 13'8" max (4.25 x 4.17 max)

Kitchen 10'8" x 8'4" (3.26 x 2.55)

Bathroom 9'3" x 5'9" (2.83 x 1.76)

Cloakroom 4'11" x 2'10" (1.50 x 0.88)

Rear Porch 9'11" x 2'9" (3.04 x 0.85)



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	48	65

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.