



Symonds
& Sampson

3 Moule Terrace

High Street, Fordington, Dorchester, Dorset

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High Street
Fordington
Dorchester

Dorset DT1 1LB

A well-presented three bedroom semi-detached home ideally situated in a sought-after location of Fordington, just a few minutes' walk to the county town and local amenities.

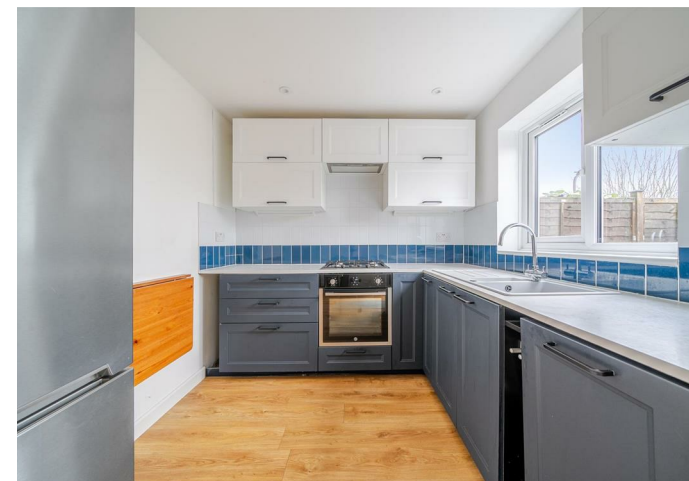


- Semi-detached house
- Dual aspect sitting/dining room
 - Modern fitted kitchen
 - Enclosed rear garden
- Garage, driveway & allocated parking space
 - Close to Dorchester town centre
 - No forward chain

Guide Price **£325,000**

Freehold

Poundbury Sales
01305 251154
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INTRODUCTION

The property has undergone considerable improvement and modernisation by the current owners. Built in 1985, with brick-faced elevations under a slate roof, the accommodation is arranged over two floors.

THE PROPERTY

On the ground floor, a stable front door opens into an open-plan sitting and dining room with a front-facing window and a wood-burning multifuel fireplace topped with an oak mantlepiece. Under stair area provides space for plumbed-in washing machine.

The kitchen, which boasts an attractive range of wall and floor cupboards and worktops is fitted with an electric oven, gas hob, extractor fan, dishwasher and fridge/freezer. Oak-pattern vinyl flooring runs throughout the ground floor. Double doors lead out to the enclosed rear garden.

On the first floor, there is an airing cupboard with a hatch to a loft space. The property has three bedrooms, the third of which serves as a single/study. Additionally, there is a modern, contemporary fitted bathroom suite.

OUTSIDE

To the front of the property an open lawn area with steps leading to the front door. At the rear of the property there is an easily maintained garden with a natural pine decking area, garden sleepers, paving with flower and shrub borders. Wall-mounted exterior lights and LED garden lights. The garden gate leads directly to the driveway where there is the adjoining single garage with an up-and-over door. There is also an additional designated off-street parking space at the rear of the property.

DIRECTIONS

What3words/////crown.chap.youngest

SITUATION

Moule Terrace is located on the eastern fringe of Dorchester, within the popular Fordington area. This well-positioned location offers easy access to a range of amenities, including a nearby convenience store and the Fordington Green, home to a traditional fish and chip shop and a welcoming coffee shop - both well worth a visit. The area is also ideally placed for access to countryside walks, including nearby Salisbury Fields.

The property falls within the catchment area of several highly regarded schools. Dorchester's historic town centre is just a short distance away, offering an excellent selection of shops, restaurants, and leisure facilities, including the vibrant Brewery Square development. Dorchester South and Dorchester West train stations provide direct rail links to London Waterloo and Bristol Temple Meads, respectively, while Dorset County Hospital is also conveniently nearby.

The town boasts a wide range of sports clubs, catering to cricket, rugby, football, tennis, and golf enthusiasts. Just a few miles to the south lies the stunning Jurassic Coast, known for its sandy beaches, scenic coastal walks, and exciting opportunities for water sports.

SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority: Dorset Council – 01305 251010
Council Tax Band C





High Street, Fordington, Dorchester

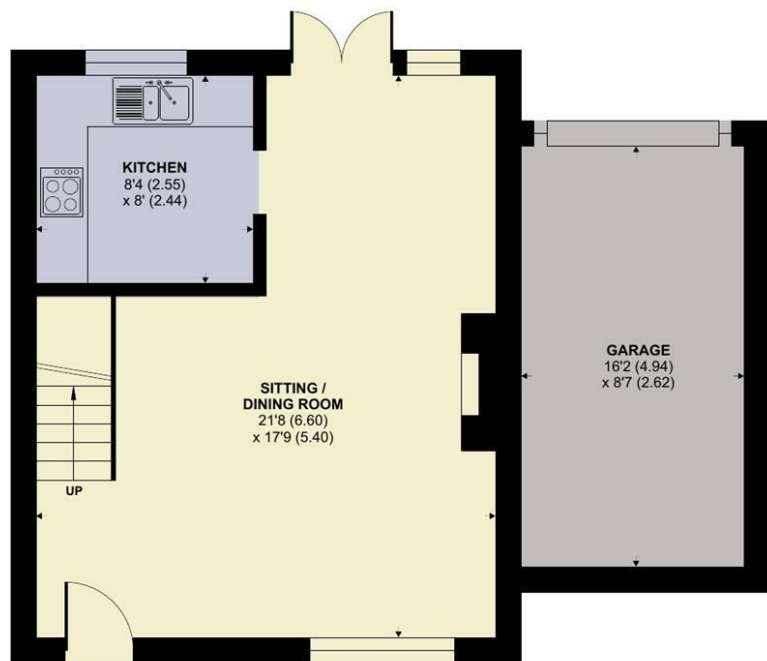
Approximate Area = 768 sq ft / 71.3 sq m

Garage = 139 sq ft / 12.9 sq m

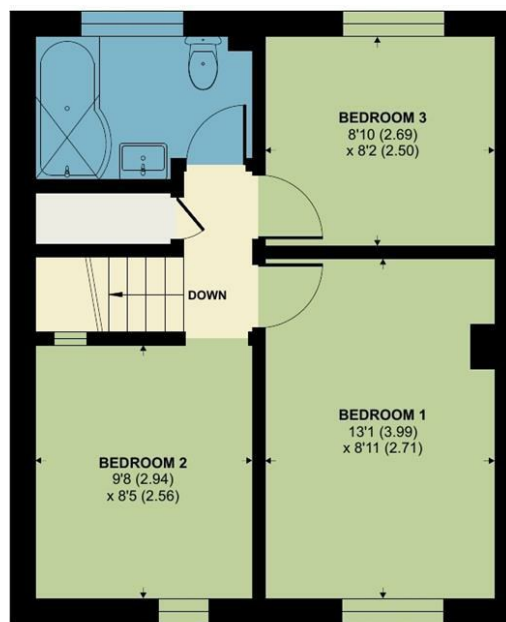
Total = 907 sq ft / 84.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-91 (A)		
91-81 (B)		
81-67 (C)		
67-55 (D)		
55-49 (E)		
49-41 (F)		
41-35 (G)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1396840



Dorchester/PGS/22.01.26



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