



42d West Street
Bere Regis
Price Guide £325,000



Situated in the sought-after village of Bere Regis, set within a designated conservation area, this well-presented three-bedroom bungalow offers spacious and versatile single-storey living, complemented by modern finishes throughout. The property features a bright living room, conservatory, modern fitted kitchen, three bedrooms including an en-suite to the principal bedroom, and a family bathroom. Outside, there is off-road parking to the front, together with an enclosed, low-maintenance rear garden and large storage shed with rear access. EPC rating D.

Bere Regis village is situated between the County town of Dorchester and Poole. The village has featured in several Thomas Hardy novels, and St John the Baptist church features in the Domesday book of 1086. A short five-minute walk takes you to Bere stream with beautiful open riverside boardwalk and bridges which lead into fields, May's Wood and Black Hill. There is also a primary school close to the property with a catchment senior school being Lytchetts School. A bus runs from the village to the school. This friendly village consists of a shop/post office, doctors' surgery, dentist, hairdressers, garage and two pubs. Bere Regis has easy access to A31, A35 and A354, all of which allow you to access Poole, Dorchester, Wareham, and Blandford, within approximately fifteen minutes.



The accommodation is accessed via a welcoming entrance hall, with doors leading to all principal rooms. The living room is a generous reception space, while the adjoining conservatory provides an additional area to relax and enjoy views across the garden, with sliding doors creating a seamless connection between the two spaces.

The modern kitchen is fitted with a range of wall and base units, complemented by wooden worktops and integrated appliances including an electric hob, oven, fridge-freezer and dishwasher. There is also space for further appliances, with a window providing natural light.

There are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom completes the internal accommodation.

Outside, the property is approached via a stone pathway leading to off-road parking at the front. The rear garden is fully enclosed and predominantly laid to artificial lawn, providing a low-maintenance outdoor space ideal for relaxing or entertaining. A large shed offers excellent storage and benefits from rear access into the garden.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

Services:

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

Mobile & Broadband

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

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-landtax/#1/intro>

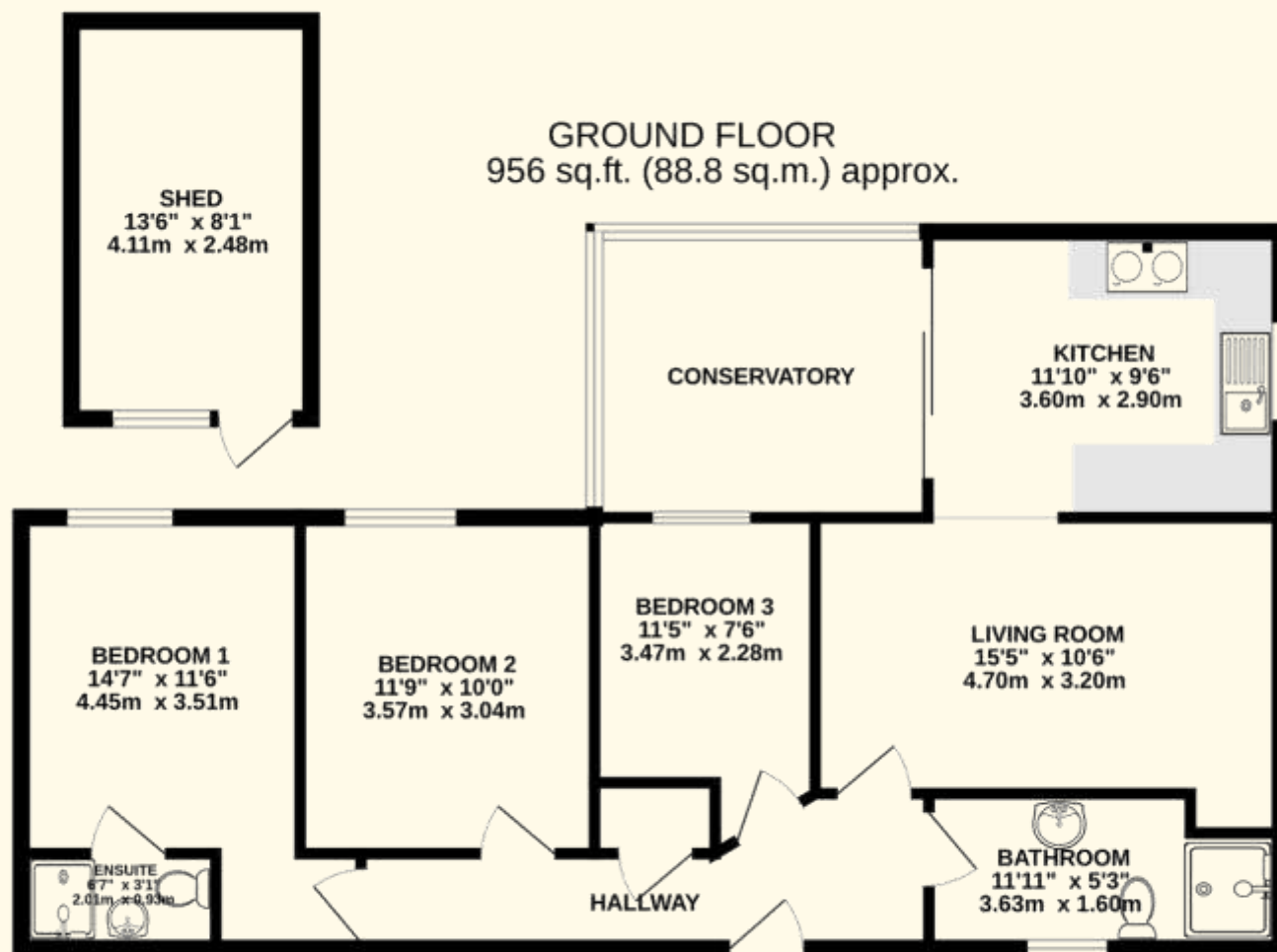


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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