



**Connells**

Central Farm Lane  
Tolpuddle Dorchester



### Property Description

An excellent opportunity to acquire this three bedroom semi-detached house located in the charming and sought after village of Tolpuddle. Sold with no onwards chain, this property presents a fantastic opportunity for buyers seeking a 'ready to move into' home.

The living space comprises a dual aspect living room offering plenty of natural light and a flexible layout, alongside a kitchen/dining room that opens into a conservatory, perfect for family gatherings or relaxing with views over the garden.

To the first floor there are three bedrooms, with the main bedroom benefiting from an ensuite shower room and dual aspect features, along with a family bathroom.

Externally, you'll find a carport providing off-road parking, easy to maintain gardens, offering a lawned area, raised beds with a mixture of flowers and shrubs with a patio path towards the gate which leads to the parking arrangements.

This property offers plenty of scope for personalisation and is ideally situated close to local amenities, schooling and open countryside.

### Entrance Hall

The front door leads into the entrance hall with a double glazed window, a radiator and doors leading to the kitchen / dining room, the lounge and the cloakroom.

### Lounge

16' 10" x 12' 10" ( 5.13m x 3.91m )

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket, and electric fireplace, stairs leading to the first floor and a pair of double glazed french doors leading onto the rear garden.

### Kitchen / Dining Room

17' 7" x 8' 10" ( 5.36m x 2.69m )

A door leads from the entrance hall into the kitchen / dining room with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an electric oven and hob, an understairs cupboard, integrated appliances that include a fridge freezer, a washer/dryer and a dishwasher. A double glazed window to the front aspect and windows and a pair of french doors into the conservatory provide plenty of light.



### **Conservatory**

8' 5" x 7' 11" ( 2.57m x 2.41m )

A pair of french doors lead from the kitchen / dining room into the conservatory which is of a upvc construction with triple aspect double glazed windows and patio sliding doors leading out onto the garden.

### **Cloakroom**

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

### **First Floor**

#### **First Floor Landing**

Stairs lead up from the lounge to the first floor landing with a double glazed window to the rear aspect, access to the loft and doors leading to the bathroom and all three bedrooms.

### **Bedroom1**

16' 10" x 11' 11" ( 5.13m x 3.63m )

A door leads from the first floor landing into bedroom 1 with dual aspect windows to the front and rear, two radiators, a telephone point and a door leading to the ensuite shower room.

### **Ensuite**

5' 6" x 4' 11" ( 1.68m x 1.50m )

A door from bedroom 1 leads into the part tiled ensuite shower room with a shower cubicle, a WC, a wash hand basin, a radiator, a shaver point and an extractor fan.

### **Bedroom2**

10' 5" x 7' 5" ( 3.17m x 2.26m )

A door from the first floor landing leads into bedroom 2 with a double glazed window to the rear aspect and a radiator.

### **Bedroom 3**

9' 2" x 8' 1" ( 2.79m x 2.46m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect and a radiator.

### **Bathroom**

5' 9" x 5' 6" ( 1.75m x 1.68m )

A door leads from the first floor landing into the part tiled bathroom with a bath with a shower above, a WC, a wash hand basin, a shaver point, an extractor fan, a radiator and a double glazed window to the front aspect.

### **Outside Space**

#### **Front Garden**

Steps lead up to the front door with a border of mature shrubs.

#### **Parking**

The property benefits from a car port providing off street parking for two cars, one in the car port and one behind the car in the car port.

#### **Rear Garden**

French doors from the lounge and sliding doors from the conservatory lead onto the rear garden which is laid to a patio. A path leads around the lawn which is bordered with raised beds of flowers and shrubs, steps lead up to a garden shed access to the car port parking.

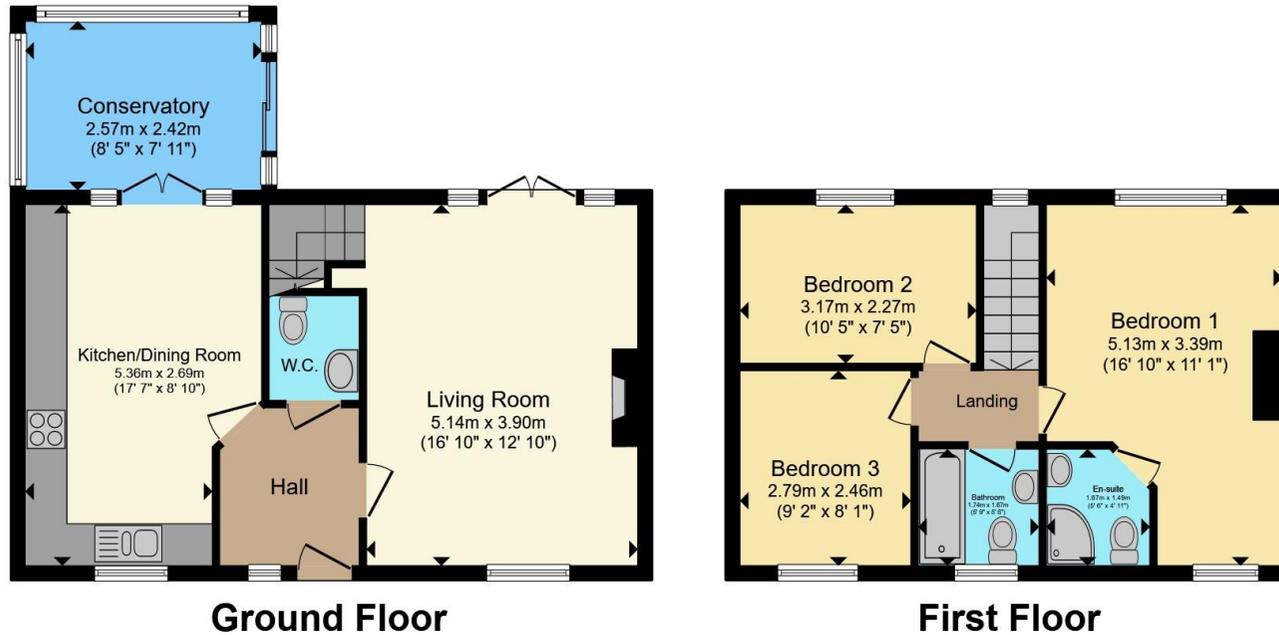
### **Agents Note**

The property has a Managed Freehold with a charge of £100 per annum









Total floor area 94.5 m<sup>2</sup> (1,017 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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