



North Street
Charminster

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Parkers are delighted to offer for sale this two bedroom semi detached bungalow favourably situated within the popular village of Charminster. The property enjoys accommodation that is well presented throughout comprising a light and airy sitting room, a well appointed kitchen and a family bathroom. In addition to its favourable size and location the property benefits from a garage, ample off road parking and a beautifully landscaped garden to the rear that boasts wonderful views over the surrounding countryside.

The property is located within the historical and picturesque village of Charminster, two miles north of the County Town of Dorchester, situated on the River Cerne. The village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times. Charminster offers two village pubs and a range of social organisations for all ages. Further amenities include a village hall and convenience store. A regular bus service operates through the village and a ten minute journey into Dorchester provides rail links to London Waterloo and Bristol Temple Meads.



Key Features:

- The property offers a light and spacious sitting room, tastefully finished in neutral decor and featuring an attractive open fireplace with railway sleeper mantle and hearth.
- The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over and a Belling electric oven and hob. The room is finished with complementary splashback tiling and offers space for additional appliances. A separate utility room provides a further sink unit and a lovely outlook onto the garden and beyond.

- The property benefits from two double bedrooms and a tastefully fitted family bathroom that enjoys classic tongue and groove panelling to the walls and a suite comprising a low level wc, a wash hand basin and a panel enclosed bath with shower attachment over.
- Externally the property boasts a beautifully landscaped garden to the rear that enjoys wonderful countryside views. The garden is laid predominately to lawn with a wide selection of mature plants and shrubs, a vegetable plot and a workshop. A covered patio area abutting the property provides the ideal space for alfresco dining and enjoying the wonderful space on offer. There is a single garage with light and power, off road parking for 5/6 cars and a further garden to the front of the property that enjoys generous dimensions.

Room Dimensions:

Sitting Room	4.78m x 2.64m min (15'08" x 13'01" max)
Kitchen	3.73m x 3.43m (12'03" x 11'03")
Bedroom One	3.99m x 3.96m (13'01" x 13'0")
Bedroom Two	3.43m x 2.41m (11'03" x 7'11")

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

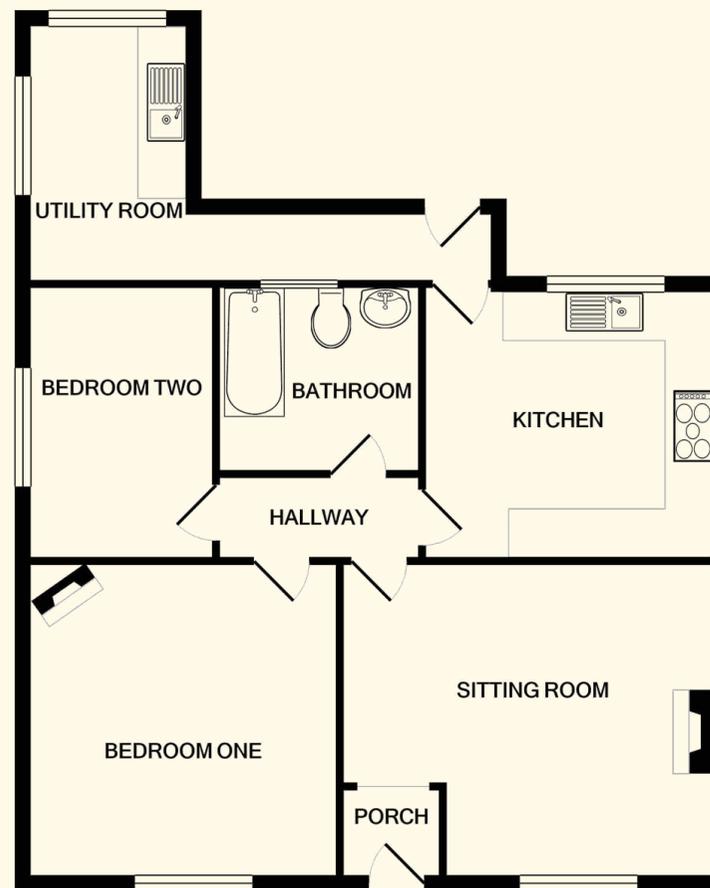
Local Authorities:

Dorset Council,
 South Walks House, South Walks Road,
 Dorchester, Dorset, DT1 1UZ,
 Tel: 01305 211970

We are advised that the council tax band is C

Viewings:

Strictly by appointment with the sole agents:
 Parkers Property Consultants and Valuers
 Tel: 01305 340860



NORTH STREET

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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