



## Deverel Road, Charlton Down

Offered for sale with No Forward Chain is this light and spacious three bedroom semi-detached family home, favourably situated within the popular village of Charlton Down. The property offers accommodation comprising of a generous sitting room, a well appointed kitchen with separate utility room, a family bathroom, en-suite facilities to the principal bedroom and a ground floor cloakroom. In addition, the property benefits from an enclosed garden to the rear and a single garage and a driveway that provides off road parking. EPC rating C

Offers over £325,000



### Situation

Charlton Down has a Health Club with a gym, classes and sauna. The Victorian hall has a variety of classes and regular meetings including yoga, classical concerts and Christmas fairs. It has a shop currently open 7 days a week. There is an allotment for use by the village and it has its own orchard. The Parish is situated within 4 miles of Dorchester town centre. It has three public houses, two of which have dining and a more traditional pub with a skittle alley and live music nights, as well as a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and Jurassic coastline. The 26 mile circular Cerne Valley Way walk passes via Charminster.

### Key Features

Entrance is gained via a hallway that houses stairs that rise to the first floor and offers access to both principal rooms and the cloakroom.

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a dual aspect with double glazed windows to both the front and side.

The kitchen is well appointed, fitted with a selection of integral appliances and a comprehensive range of wall and base level units that provide ample storage options. The room is finished with wood effect flooring, decorative splashback tiling and offers a set of French doors that provide direct access to the garden. The property benefits from a separate utility room

Stairs rise to the first floor where there are three good size bedrooms. The principal bedroom benefits from ensuite facilities.

Serving the remaining two bedrooms is the family bathroom, fitted with a suite comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with grip handles.

Externally there is an enclosed garden that is laid predominately to lawn with mature borders that house a variety of plants and shrubs. A patio area abutting the property provides an ideal space for alfresco dining. There is a single garage with up and over door, power light and eaved storage.

### Room Dimensions

Sitting Room 6.12m max x 5.08m max (20'01" max x 16'08" max)

Kitchen 4.09m x 2.34m max (13'05" x 7'08" max)

Bedroom One 3.40m x 3.15m max (11'02" x 10'04" max)

Bedroom Two 2.82m x 2.64m (9'03" x 8'08")





## Bedroom Three 2.59m x 1.78m (8'06" x 5'10")

### Services

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

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D

### Viewings

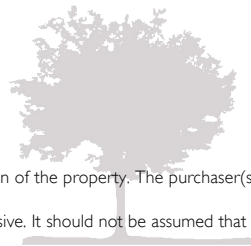
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

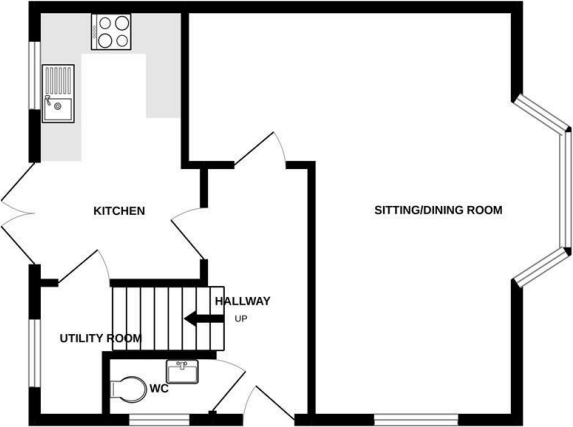
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

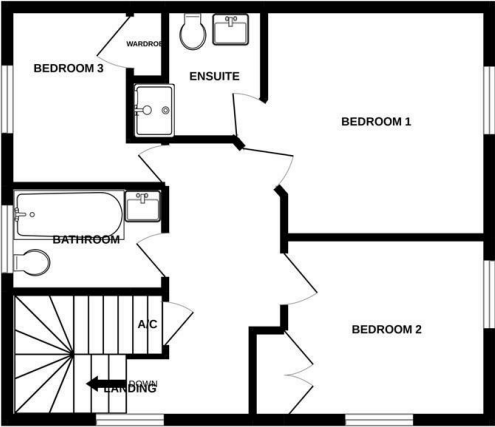




GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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