



Fenway Close
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This link-detached bungalow, situated in the popular area of Dorchester offers versatile accommodation including a sizeable sitting room, snug, conservatory, kitchen and separate utility room, three double bedrooms, bathroom and WC. To the rear, there is an enclosed garden and attached garage with parking to the front. EPC rating E.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entrance to the property is to the side, with a door taking you through to the hallway. From there, there are some useful storage cupboards offered, with one housing the water tank.

The kitchen is fitted with a range of white wall and base level units with worksurfaces over, tiled splashback and lino flooring throughout. Integral appliances include a Beko double oven and four-ring electric hob. The kitchen leads through to the separate utility room with additional sink and storage options, and snug and sitting room. The sitting room is spacious in size and features a central fireplace with gas fire, surround and mantle. The snug provides additional living accommodation to the property and offers access to the second hallway which serves the WC and main bedroom.

To the very rear of the property, is the conservatory, which enjoys a lovely outlook onto the garden and direct access.

There are three bedrooms at the property, all receiving plentiful natural light via either a front or rear aspect window. Bedroom one further benefits from two fitted wardrobes, storage cupboards and fitted desk space.

The bathroom is furnished with a suite comprising a panel enclosed bath with shower attachment, WC and wash hand basin.

Externally, the home enjoys a low-maintenance, enclosed rear garden with large area of patio creating an ideal space to place outdoor dining furniture. There is a small area of lawn with lovely trees and shrubs. To the side, there is an attached single garage and parking to the front.

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.

Flood Risk:

Surface water - Very low risk.

Rivers and the sea - Very low risk.

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

WC Dimensions:

5'09" x 2'11" (1.75m x 0.89m)

Agents Notes:

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

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
1231 sq.ft. (114.4 sq.m.) approx.

