



P A R K E R S

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Independent Property Consultants and Valuers



Stanstead Road, Maiden Newton

OFFERED WITH NO ONWARD CHAIN is this link-detached bungalow, situated in the desirable village of Maiden Newton, and within an Area of Outstanding Natural Beauty. The property is in need of some modernisation and accommodation includes a living room, kitchen/breakfast room, conservatory, three bedrooms and shower room. Externally, the home benefits from a generously-sized rear garden, while the front of the home features a paved garden and driveway. In addition, there is an attached garage. EPC rating E.



Price guide £250,000

## Situation

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.

## Accommodation

### Entrance

An entrance porch creates the perfect space to decant outdoor wear. From there, an internal door takes you through the sitting room.

### Sitting Room

The sitting room is a good-size space and features a front aspect window and fitted storage with sliding doors. From there, you are led in to the property's hallway, which in turn provides access to the majority of the remaining accommodation.

### Kitchen/Breakfast Room

The kitchen/breakfast room has been fitted with a comprehensive range of neutral wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a Candy four-ring electric hob, double oven and Candy fridge-freezer. A central worksurface area provides space for breakfast bar seating. Further space is allocated for dining or living furniture.

### Conservatory

A conservatory adds further living accommodation to the property and is currently utilised as a workshop space.

### Bedrooms

All three bedrooms benefit from a side or rear aspect window and from fitted wardrobes. Bedroom three offers the flexibility to be utilised as a study if preferred.

### Shower Room

The shower room is furnished with a walk-in shower, WC, electric towel rail and wash hand basin with vanity storage below.

### Outside

The rear garden is a charming, tiered outdoor space, designed with a variety of mature trees, plants and shrubs. The garden includes a storage shed and a greenhouse and to the front of the property, there is a patio garden complemented by a small decorative pond. There is also a driveway and attached single garage.



### Agents Notes

Please note the property is timber framed.

### Broadband

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

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Flood Risk

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

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

### Services

Mains electricity, water and drainage are connected. Electric convection/storage radiators.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

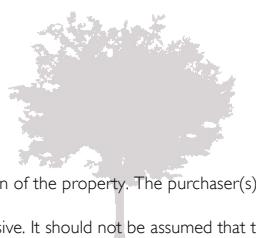
We are advised that the council tax band is C.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



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.

