



15 Armada Way
Dorchester
Price Guide £260,000



Situated in the residential area of Thomas Hardy Gardens in Dorchester, this two-bedroom home is offered to the market with no onward chain. The property benefits from a conservatory, rear garden, single garage with power and lighting, and two additional allocated parking spaces, making it an appealing option for a range of buyers. EPC rating C.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



Upon entering the property, you are welcomed into the porch, which leads through to the reception room. The reception room offers a comfortable living space, with stairs rising to the first floor and access through to the kitchen.

The kitchen is fitted with a range of units and work surfaces, with space for appliances and access to the conservatory at the rear. The conservatory provides additional space overlooking the garden and offers potential for use as a dining area or relaxing space.

Stairs lead to the first floor, where bedroom one is a double room situated at the front of the property. Bedroom two is another bedroom overlooking the rear, while the bathroom is fitted with a bath, wash hand basin and WC.

Outside, the property benefits from a garage adjoining the house, providing useful storage or parking, along with two additional allocated parking spaces.

Flood Risk:

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

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

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Services:

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

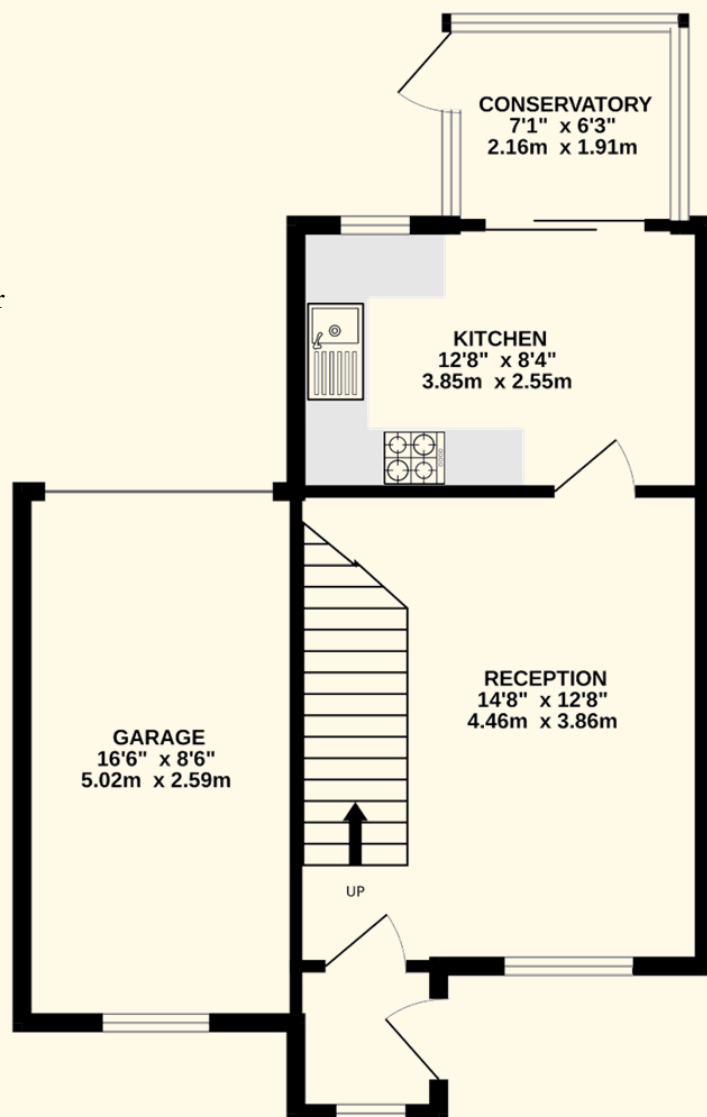
Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

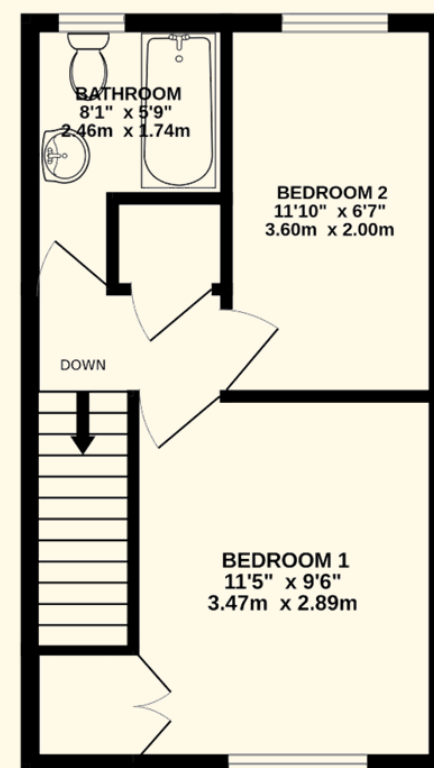
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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