



St Helens Road
Dorchester



This characterful semi-detached, family home is ideally located in the popular area of Dorchester, within close proximity to the town centre and in a designated conservation area. The property's accommodation comprises two reception rooms, kitchen, five bedrooms, family bathroom and ground floor WC. Externally, there is an enclosed rear garden enjoying a sunny westerly aspect. 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.



A front porch creates an ideal space to decant outdoor wear. From there, a wooden door leads to the property's hallway with wooden flooring flowing throughout and access granted to all ground floor rooms including the WC.

Located to the front of the property is the sitting room, a good-size room with lovely bay window and central fireplace housing a wood burning stove.

The dining room offers an additional fireplace and a set of French doors providing direct access to the rear garden.

The kitchen is fitted with a range of wall and base level units with worksurfaces over, tiled splashback and stainless-steel sink and drainer. Space is allocated for appliances.

A set of stairs rise from the hall to the first floor where three of the bedrooms and family bathroom are situated. All three bedrooms are double in size with the characterful fireplaces continuing in bedroom one. Bedroom three houses the airing cupboard.

The family bathroom is furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin. The room is complete with part-tiled walls and tile-effect flooring.

Located on the second floor are the remaining two bedrooms both benefitting from the versatility to be utilised as an office/study and both accompanied with fitted shelving.

Outside:

In addition, the property has a westerly facing rear garden, which is mainly laid to lawn with an area of patio abutting the property. There are two timber sheds, one with light and power.

Flood Risk:

Surface water – Very Low Risk

Rivers and the sea – Very Low Risk.

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

Services:

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

Local Authorities:

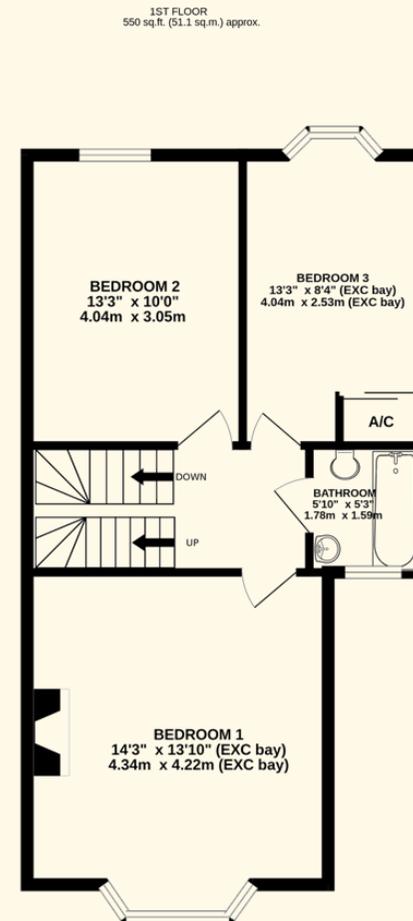
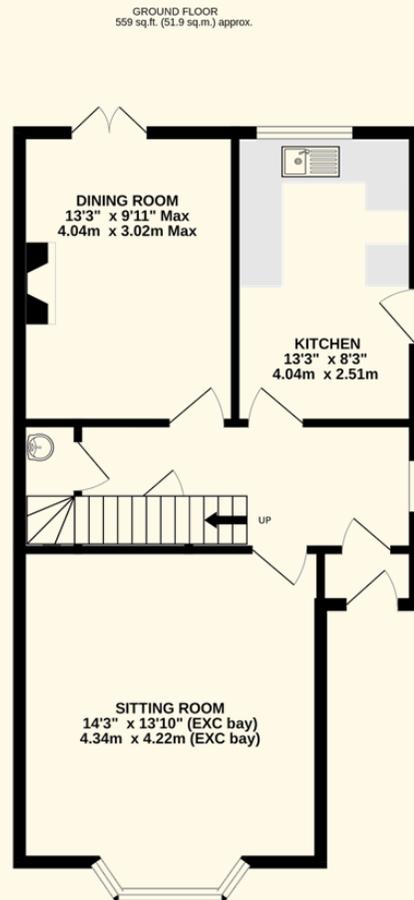
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

Agents Notes:

Please note there is a trainline located at the rear of the garden.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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