



Coburg Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN is this well-presented, detached chalet bungalow, nestled within one of Dorchester's most desirable residential areas. Inside, the accommodation includes a sitting room, modern kitchen, two bright and airy conservatories, three double bedrooms, bathroom, shower room and WC. Outside, the home enjoys an enclosed garden to the side, garage and driveway providing off-road parking. EPC rating C

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



An entrance door takes you through to the property's hallway, which in turn, grants access to several ground floor rooms including the WC. An under-stair storage cupboard is also located in the hallway.

The sitting room offers generous proportions and features a central fireplace with electric fire, surround and mantle and a set of French doors that open directly onto the garden.

Adjacent to the sitting room, is the kitchen, fitted with a range of white wall and base level units with worksurfaces over. Appliances include an integral eye-level Neff double oven, Hotpoint four-ring electric hob and free-standing washing machine & fridge/freezer (both of which will stay). Space is allocated for breakfast bar seating.

There are two conservatories at the property, providing flexible spaces.

Bedroom three, currently used as a study, and a family bathroom with panel enclosed bath, heated towel rail, WC and wash hand basin, complete the ground floor.

Upstairs, there are two further double bedrooms and a shower room. Bedroom one benefits from a dressing area and eaves storage. Bedroom two also benefits from a fitted wardrobe and eaves storage.

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

Externally, the home offers an enclosed garden to the side which wraps around the property and offers areas of shingle and decking. There are a variety of shrubs, plants and trees throughout the garden. Furthermore, there are two sheds and an outbuilding. To the front of the house, there is a driveway and garage with double doors, previously used as a utility room with power, light, heating and plumbing.

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. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is D.

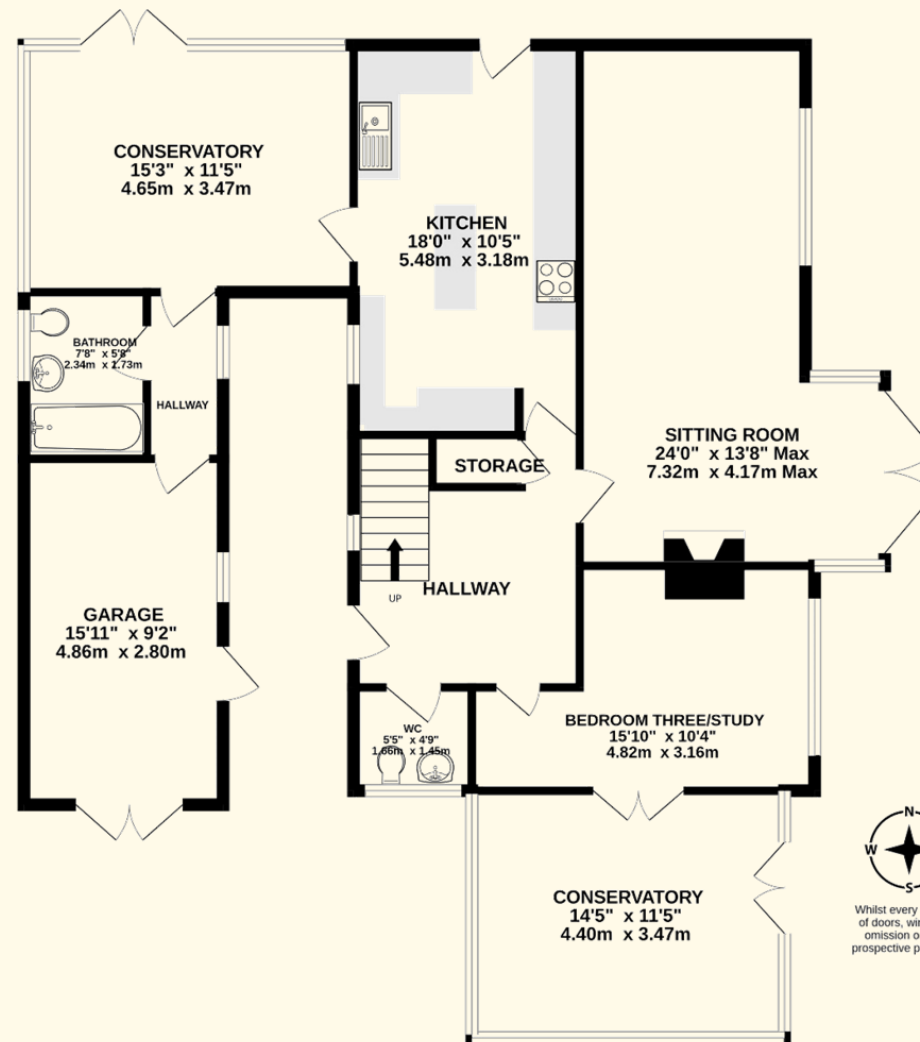
Broadband and Mobile Service:

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

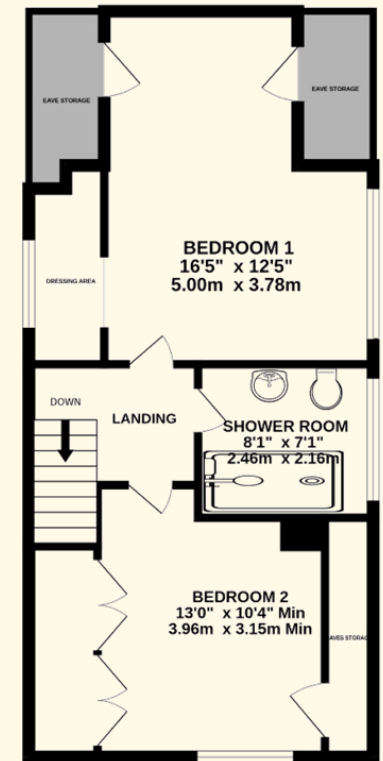
Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

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

GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



COBURG ROAD

TOTAL FLOOR AREA: 1788 sq.ft. (166.1 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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