



Whitehill
Puddletown

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered for sale, this detached bungalow situated in the quiet village of Puddletown. Accommodation comprises of two double bedrooms, kitchen, living room and family bathroom. Externally there is a front and rear lawned garden, utility room attached to a single garage and a driveway offering further parking space. There are also solar panels at the property, which are owned outright, offering energy efficiency and reduced running costs. EPC rating C.

The village of Puddletown boasts a range of local facilities, including a church, a wonderful village shop with Post Office, a Public House, GP Surgery with Pharmacy, a vet, a book shop, two schools and access to Puddletown forest for walking. The county town of Dorchester is about 5 miles to the south and provides an extensive range of shopping, business and recreational facilities. Other towns within easy reach include the coastal town of Weymouth, about 13 miles, Sherborne, about 18 miles and Blandford Forum, about 12 miles.



Enter into a generous sized hallway with parquet flooring offering access to all ground floor accommodation.

The living room is afforded by ample light with double aspect and large bay windows. There is a central fireplace with surround and mantle.

The kitchen offers a range of wall and base level units, integral Zanussi oven, four-ring electric hob and mixer tap with drainer. A door leads to the rear garden.

Both bedrooms are double in size with carpeted floor. The principle has the added advantage of fitted wardrobes.

The wet room has an electric shower with fitted screen and shower curtain rail. There is a wash basin and low-level WC.

Externally, there is also a lawned area at the front of the property with a driveway providing off-road parking for up to two cars. At the rear there is a good-sized south-westerly facing garden with a plum and apple tree and steps leading to a lawned area. From the rear garden there is a door accessing the garage and utility attached to the side of the house.

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#>

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Broadband and Mobile Service:

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

For up-to-date information please visit

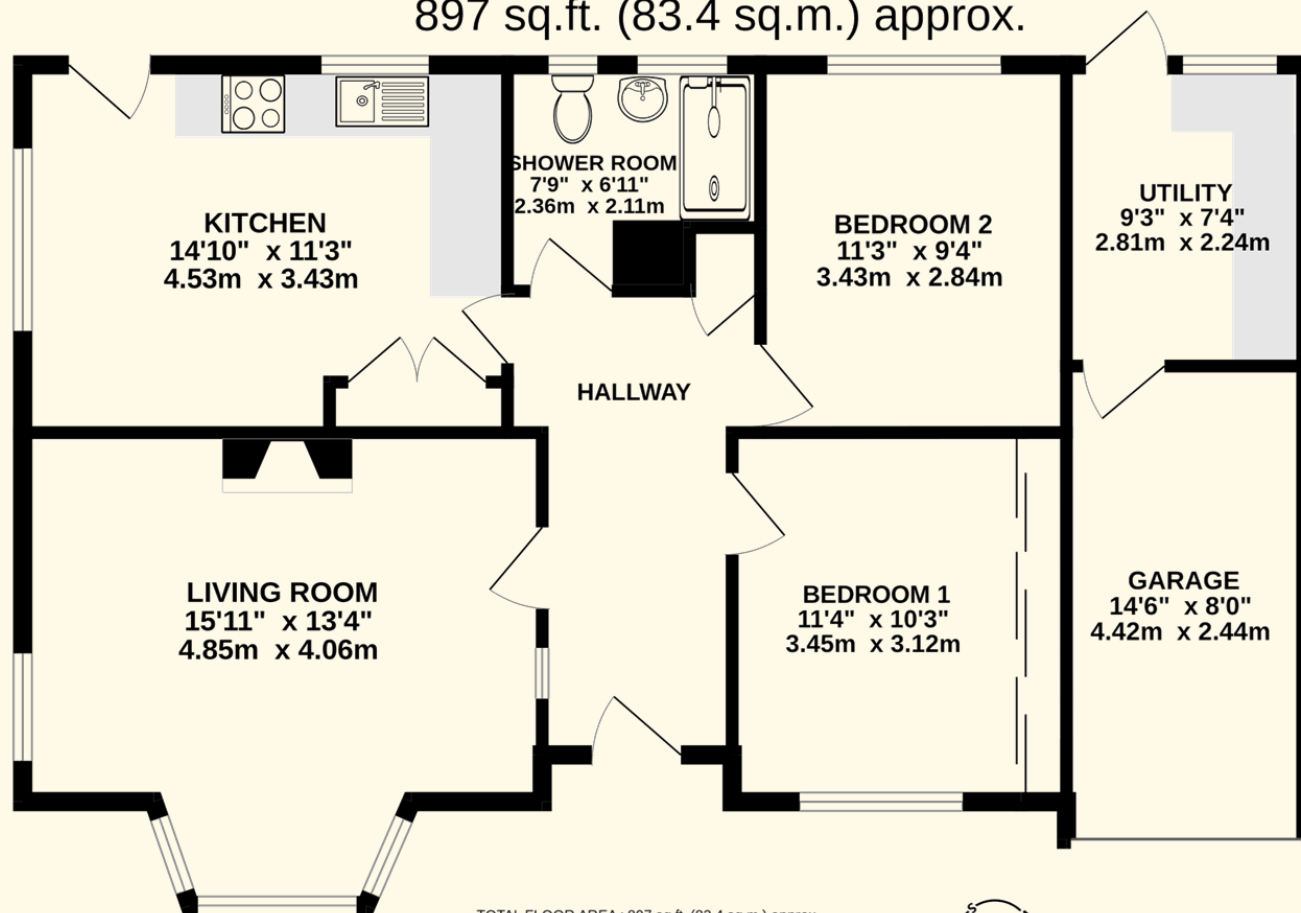
<https://checker.ofcom.org.uk>

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 897 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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