

The Bungalow

Martinstown

OIEO £375,000

PARKERS

PROPERTY CONSULTANTS & VALUERS







This well presented, detached bungalow is situated in the highly sought-after, community focused village of Martinstown. Set within an Area of Outstanding Natural Beauty, the home offers accommodation comprising a sitting room, kitchen/breakfast room, two double bedrooms and shower room. Externally, the property benefits from lovely gardens to the front and to one side, a single garage with and an off-road parking space.

Martinstown is conveniently situated just a few miles from the historic county town of Dorchester. Local facilities include a parish church, village shop and post office, village hall, and public house. There is a catchment first school in the nearby village of Winterbourne Abbas and further schools in Dorchester. The market town of Dorchester offers a number of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses. Brewery Square is a vibrant area offering a central open space hosting several events throughout the year. The nearby train station provides links to London Waterloo, Bristol Temple Meads and Weymouth.

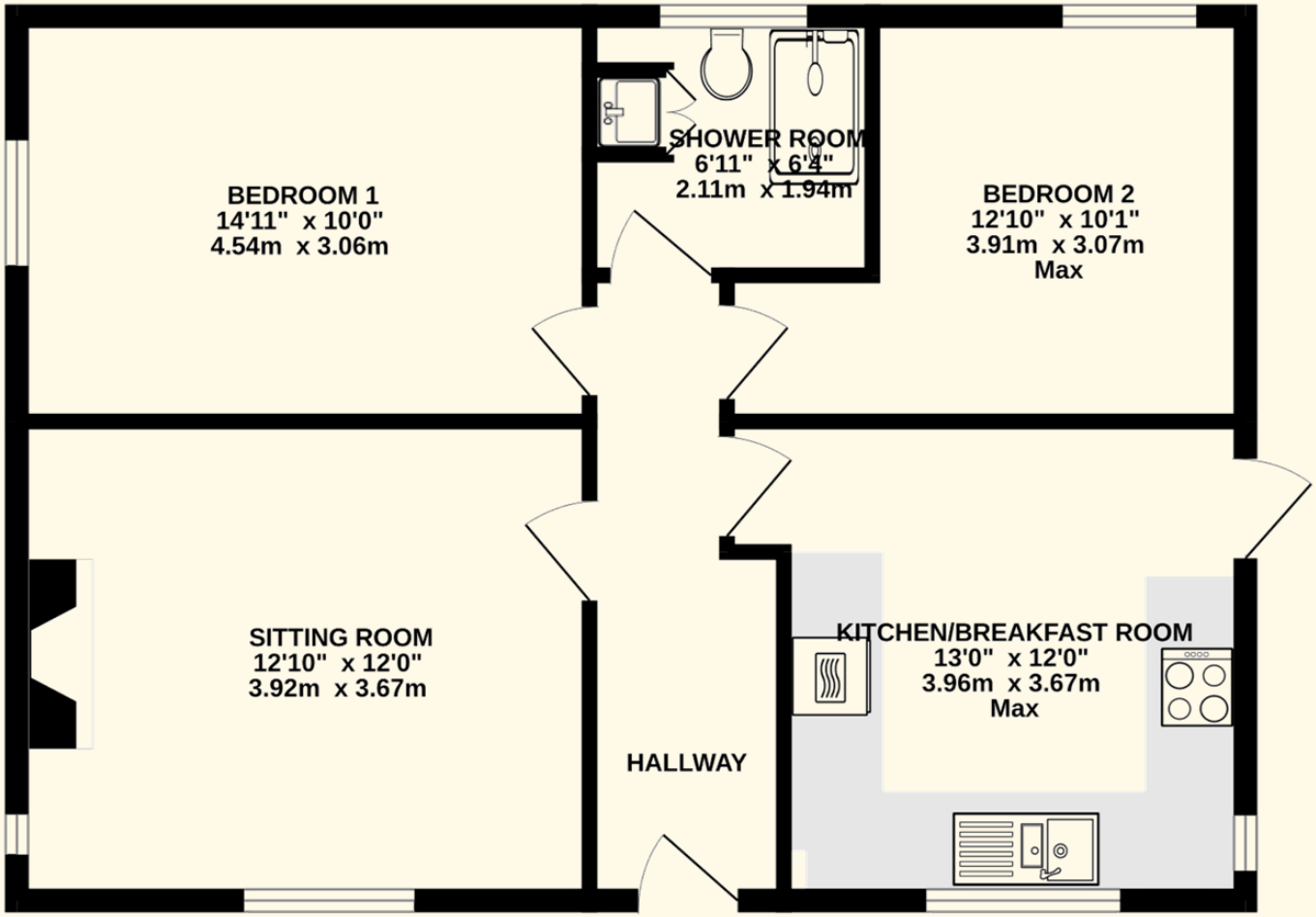







Entering the property, a welcoming entrance hallway provides access to all accommodation, along with access to a partially boarded loft complete with a light and ladder. To the front, the comfortable living room features a cosy gas fireplace and shuttered windows, creating a bright yet intimate setting. Adjacent to the living area, the stylish kitchen/breakfast room is well-equipped with a built-in double oven, four-ring electric hob with extractor fan, built-in dishwasher, fridge-freezer, one-and-a-half-bowl sink, and a handy water softener, as well as direct side door access to the exterior. Towards the rear of the bungalow are two well-proportioned double bedrooms and a modern shower room featuring a WC, washbasin with vanity storage, and a separate walk-in shower cubicle. Externally, the property is accessed via a gated entrance leading to front and side gardens featuring lawned areas, mature shrubs, bushes, and small steps to an upper section. Outdoor practicalities are well catered for with a single garage (with power, light, electric up-and-over door, side access, and parking in front) alongside three separate outbuildings including a fantastic garden studio with power, light and insulation, a top garden shed, and a powered side utility shed.

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



THE BUNGALOW, MARTINSTOWN

TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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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-landtax/#!/intro

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

https://check-long-termfloodrisk.service.gov.uk/risk#

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

Mobile & Broadband
At the time of the listing, standard and superfast broadband are 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 C.

EPC Rating D

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