



Garland Crescent
Dorchester
£330,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This semi-detached, family home is situated within Thomas Hardy gardens, in Dorchester and offers accommodation including a spacious sitting room and kitchen, three bedrooms, family bathroom and ground floor WC. Externally, the property enjoys an attractive rear garden and single garage. EPC rating C.

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 small set of steps lead to the property with an entrance door taking you through to the hallway. From there, access can be gained to all ground floor rooms including the ground floor WC.

The sitting room is a good-size and features an open fire and a set of patio sliding doors, providing direct access to the rear garden.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is an integral oven and four-ring gas hob and one space allocated for an appliance. There is also a good-size storage cupboard under the stairs and a single door leading to the rear garden.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

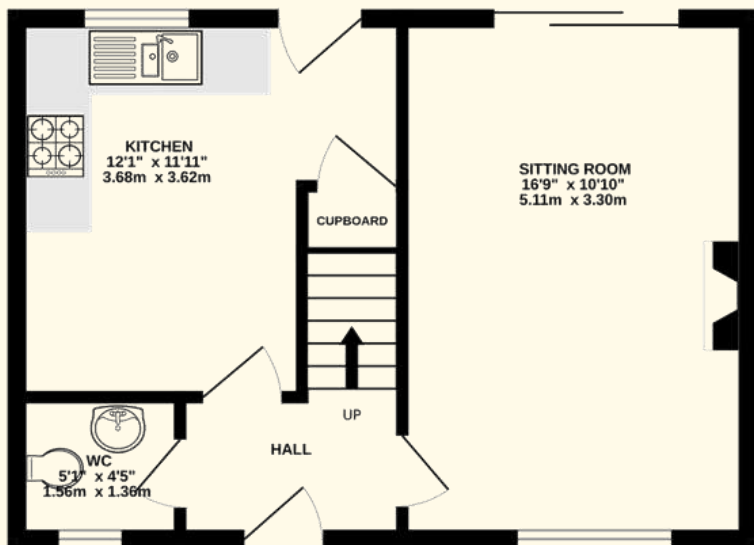
There are three bedrooms at the property, two double in size and one single. Bedroom two further benefits from fitted storage

The family bathroom is furnished with facilities including a panel enclosed bath with shower attachment and part-shower screen, pedestal wash hand basin and WC.

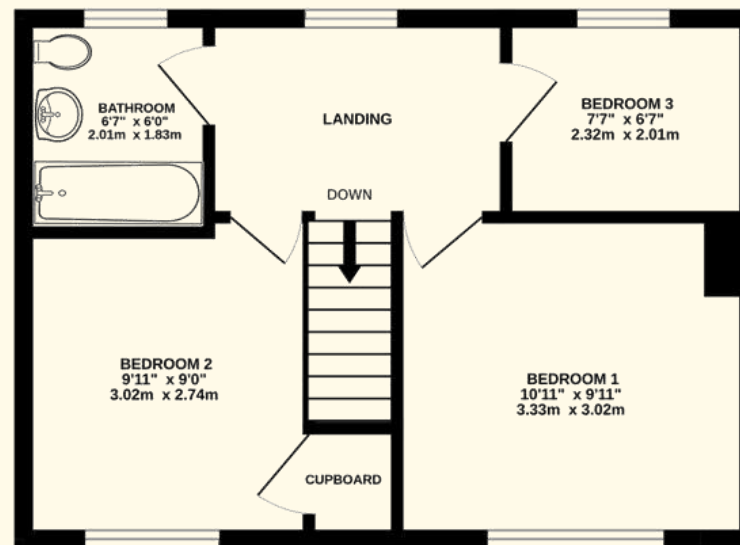
Externally, the property has an enclosed, predominantly lawned rear garden with a small patio area abutting the property. In addition, there is a single garage with light, power and up and over door.



GROUND FLOOR



1ST FLOOR



GARLAND CRESCENT



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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Mobile and Broadband:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm - <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>

Tel: 01305 211970

Council tax band C.

Services:

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

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#>