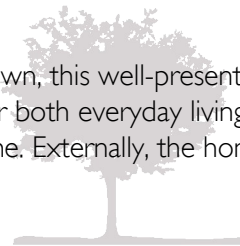




Brymer Road, Dorchester

Asking price £275,000

Offered with no onward chain, and situated in the popular village of Puddletown, this well-presented two-bedroom home offers spacious accommodation throughout. The property features a comfortable living room, a generous kitchen/diner ideal for both everyday living and entertaining, a ground floor shower room, and a family bathroom on the first floor. Additionally, there is plenty of storage solutions throughout the home. Externally, the home benefits from good-sized, enclosed front and rear gardens, providing excellent outdoor space to enjoy. EPC rating D.



Situation

Puddletown boasts a range of local facilities, including St Mary's Church, a wonderful village shop with Post Office, The Blue Vinney public house, GP Surgery with dispensary, a vets, a book shop and access to Puddletown forest for walking. The county town of Dorchester is approximately 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. Puddletown is host to two well received schools, Puddletown First School and Puddletown Middle school and the village is also within the catchment for Thomas Hardy School, Dorchester.

Accommodation

To enter the property, an enclosed and private front garden features a path leading up to the part-glazed front door, as well as a secondary front door that provides access to the extended shower room. On entering through the main front door, you step into a hallway where a door opens into the living room and stairs rise to the first floor. A second door from the hallway gives access to the remaining ground-floor rooms.

Living Room

The living room is situated to the front of the property and enjoys a large front-facing window that fills the space with excellent natural light and provides an open outlook. Generously sized, the room comfortably accommodates a range of lounge furniture, creating a welcoming living space. The room is finished with fitted carpeting, adding warmth and comfort underfoot.

The Kitchen/Diner

The spacious kitchen/diner is fitted with a comprehensive range of wall and base units with work surfaces over, incorporating a sink with mixer tap and drainer, along with space for appliances beneath. There is ample room for dining furniture, making it an ideal setting for both everyday living and entertaining. Two generously sized windows allow an abundance of natural light to pour in, creating a bright and airy atmosphere. Excellent storage is provided by two built-in cupboards, one of which houses the boiler. Finished in neutral tones, the room is complemented by vinyl flooring and partially tiled walls. From the kitchen, a door opens into the ground floor shower room.

Shower Room

The attractive ground floor shower room is fitted with a modern white suite comprising a W/C, a wash hand basin with vanity storage beneath, and a large walk-in shower. The room is finished with tiled flooring and part-tiled walls, while the shower features wood-effect panels and a handrail.

Bedrooms

Stairs rise to the first floor, providing access to the family bathroom and both bedrooms. The principal bedroom is generously sized and benefits from a large, southerly front-facing window that allows plenty of natural light to fill the room. There is ample space for wardrobes and additional bedroom furniture. The second bedroom is also a double room and is situated at the rear of the property. Additionally, the room features built-in shelving and a useful storage cupboard.

Bathroom

The bathroom is comprised of a white suit including a W/C, wash hand basin with vanity storage under, and corner shower cubicle with seat attachment. The room is finished with attractive wooden effect vinyl flooring and fully tiled walls. A good sized window allows in natural light.

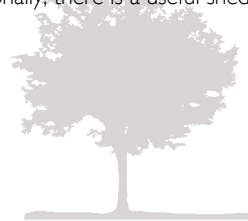
Externally

The front of the property boasts a good-sized, enclosed garden, predominantly laid to gravel, with a path that runs along the foot of the building. The path provides access to both the main front door and the secondary front door, and continues through to the rear garden. The rear garden is generously sized and offers a wonderful outdoor space to enjoy. A patio area abuts the property, creating an ideal setting for garden furniture and outdoor dining. The garden is further enhanced by a plethora of mature trees and shrubs, adding privacy and greenery throughout. A pathway leads to the rear of the garden, where a second patio area enjoys the evening sun, perfect for relaxing at the end of the day. Additionally, there is a useful shed providing extra storage.

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#>



Broadband and Mobile

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

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

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

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

The council tax band is C

Agents Notes

It is possible there is a Section 157 restriction on this property.

There is a local Neighbourhood Plan available on the Dorset Council website. Please visit <https://www.dorsetcouncil.gov.uk/w/puddletown-neighbourhood-plan>

Stamp duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

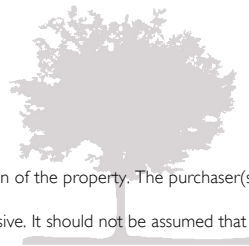
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

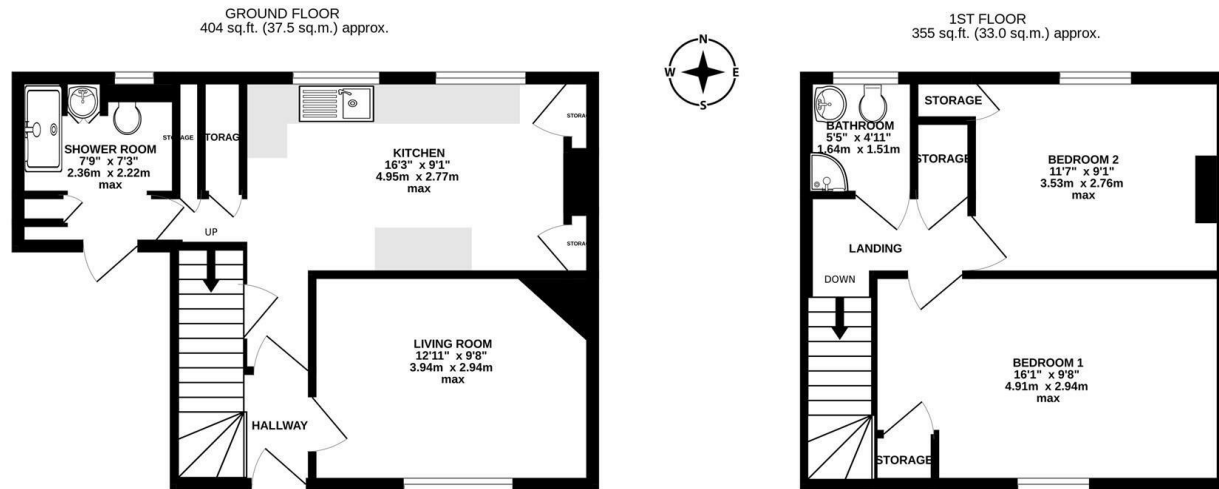


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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