



P A R K E R S

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Independent Property Consultants and Valuers



Broadmead, Broadmayne

This light and spacious two bedroom detached bungalow is ideally situated, enjoying a favourable position on a corner plot within the popular village of Broadmayne. The property offers accommodation comprising two generous bedrooms, kitchen/diner and shower room. There is a generous enclosed garden to the side and rear, a garage and off road parking. EPC rating D.



Guide price £365,000

Situation

Broadmayne is a popular Dorset village offering a number of local amenities including popular public house, village hall, first school, local store and post office, two churches and a community hall. The area offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline is a short drive away. Close by is the county town of Dorchester, home to the Brewery Square development and the County Hospital. The town also boasts train links to London Waterloo and Bristol Temple Mead.

Accommodation

Entrance

Enter via a part glazed door to a hallway offering access to all accommodation and useful storage cupboards.

Sitting Room 5.61m x 3.53m (18'05 x 11'07)

A spacious sitting room receiving natural light via a large side aspect double glazed window, enjoying a pleasant outlook on to the garden. The room features a fireplace with an electric coal effect fire and offers a wall mounted radiator and a television point. A glazed door provides access to the kitchen.

Kitchen/Diner 4.39m x 2.79m (14'05 x 9'02)

The modern fitted kitchen is appointed with a range of wall and base level units with roll top work surface over and a stainless steel sink unit with drainer. Space is provided for appliances. The walls are part tiled and there is a rear aspect double glazed window in to the rear porch that provides the room with natural light.

Bedrooms

There are two double bedrooms, both offering a wall mounted radiator and receiving natural light gained via a front aspect double glazed window. Bedroom one is well appointed with fitted wardrobes.

Bedroom One 3.78m x 3.23m (12'05 x 10'07)

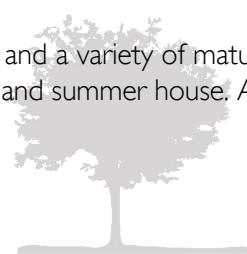
Bedroom Two 3.40m x 2.51m (11'02 x 8'03)

Shower Room

The shower room has been renovated comprising a double shower, low level wc and pedestal wash basin. The room is finished with part tiled walls and a front aspect opaque window provides the room with natural light.

Outside

The property benefits from a corner plot with lawned areas to the side and rear and a variety of mature plants and shrubs, off road parking, single garage with power and light, two garden sheds, a greenhouse and summer house. A patio area abuts the property providing an ideal space for alfresco dining.



Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is D

Viewings

Strictly by appointment with the sole agents:

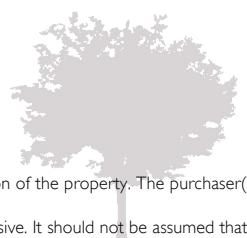
Parkers Property Consultants and Valuers Tel: 01305 340860

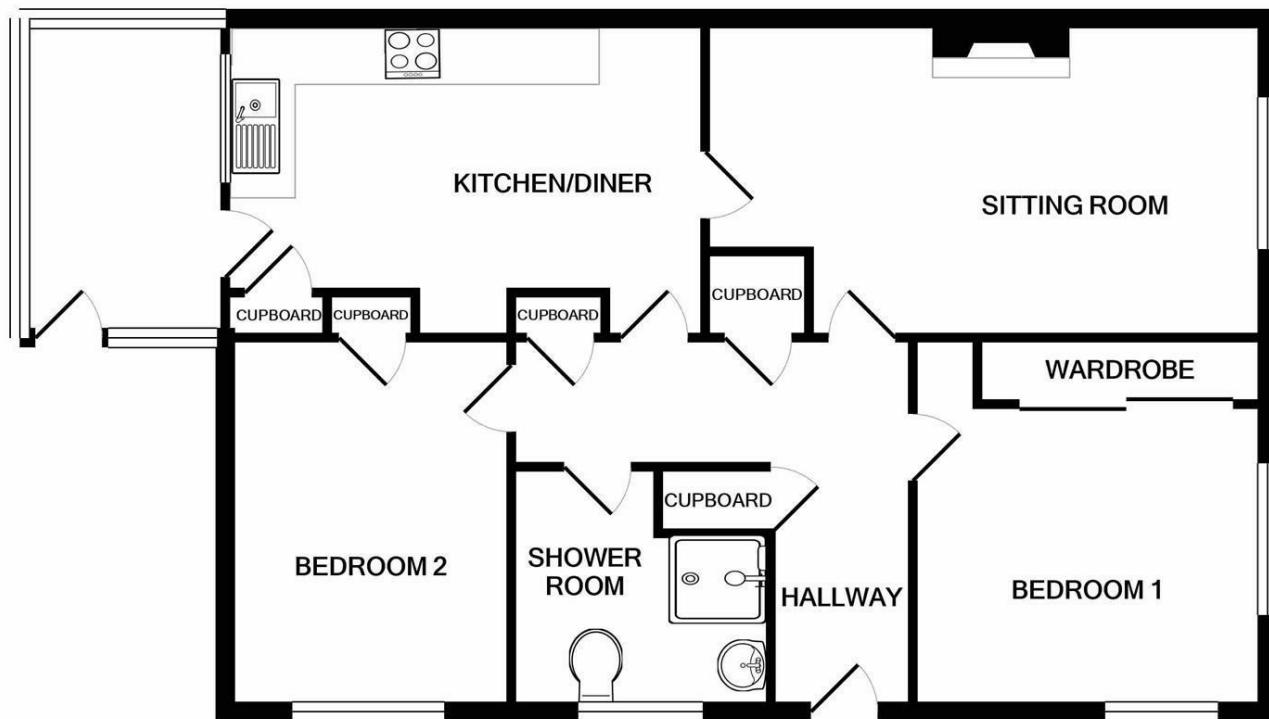


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- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. 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 floor plan 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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