



29 RAMPART WALK

Dorchester, DT1 2QZ

Price £280,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom semi detached house on the popular Castle park Development in Dorchester. The property is being marketed with no forward chain and would benefit from some refurbishment and decoration. Set in a quiet location with no passing traffic to the front the house benefits from an allocated parking space and single garage.

Situation

Rampart Walk is well placed for local amenities including a Tesco supermarket, doctors surgery, local well regarded schools and two railway stations.

The local area

The county town of Dorchester is steeped in history and there are many places of interest and museums. There are two mainline stations giving regular services to both London Waterloo and Bristol Temple Meads. The town boasts a number of independent shops, coffee shops and restaurants, two cinemas and the modern entertainment complex at Brewery Square.

Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Stairs to first floor with an understairs cupboard.

Sitting/Dining Room

23' x 10'3" narrows to 8' 3" (7.01m x 3.12m narrows to 2.44m 0.91m)
A double aspect room with a window to the front and sliding patio doors to the conservatory. Serving hatch to kitchen. Feature stone fire surround and tiled hearth.

Conservatory

15' 2"x 9' 5" (4.57m 0.61mx 2.74m 1.52m)
Of UPVC construction over a solid brick wall. Tiled floor and double french doors leading to the rear garden.

Kitchen

8' 8" x 8' 5" (2.44m 2.44m x 2.44m 1.52m)
Fitted with an ample range of wall and base units with contrasting roll edge work surface incorporating a stainless steel sink unit. Space for a slot in cooker and fridge and further space and plumbing for a washing machine. Door to an understairs cupboard with a further door to the side.

Landing

Window to the side and access to the roof space. Built in airing cupboard with hot water cylinder.

Bedroom 1

11' 8" plus wardrobes x 8' 8" (3.35m 2.44m plus wardrobes x 2.44m 2.44m)
Window to the front with a range of fitted wardrobes.

Bedroom 2

9' 4" x 8' 6" (2.74m 1.22m x 2.44m 1.83m)
Window overlooking the rear garden

Bedroom 3

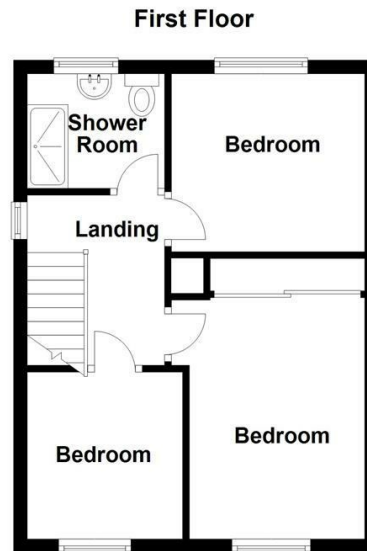
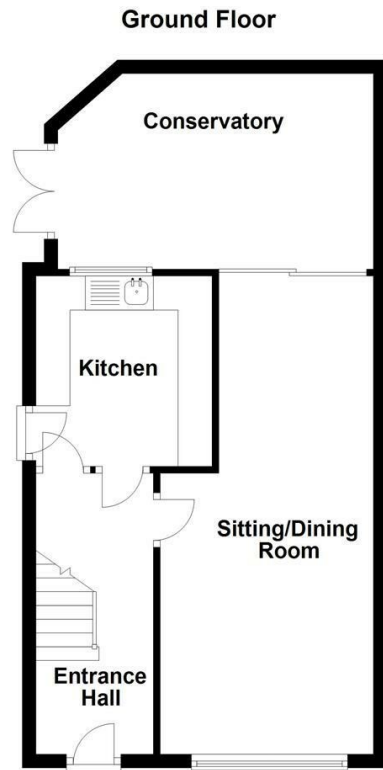
8' x 7' 6" (2.44m x 2.13m 1.83m)
Window to the front

Shower Room

Large walk in shower cubicle, pedestal wash hand basin and close coupled WC. Three quarter tiled walls and an obscure window to the rear.

Outside

The property is approached via a pedestrian path and the open plan front garden is mainly laid to lawn. A path leads to the side of the house to the Rear Garden which is mainly laid to lawn with a paved patio area and has a south westerly aspect. The garden is enclosed by timber fencing and a gate to the rear leads to a parking space and a single garage.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

