



6 MILL STREET

Puddletown, DT2 8SH

Price £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in the village of Puddletown in the county of Dorset is this two double bedroom character cottage which is offered for sale in lovely order throughout. The property offers cosy and comfortable accommodation and we believe dates from the mid 1800's with many character features. The property has two good double bedrooms, sitting/dining room, well fitted kitchen, bathroom and there is the benefit of a charming westerly facing rear garden.

Situation

The property is located in a quiet part of this sought after village which boasts a doctor's surgery, village shop, post office, pub and a vets. In addition there is a pre school, first and middle schools in the village. The historic county town of Dorchester is approximately 5 miles distant with it's shopping facilities, well regarded Thomas Hardy secondary school and excellent transport links to both London Waterloo and Bristol Temple Meads.

The local area

Situated amongst rolling Dorset countryside, Puddletown is an ideal base to explore the county with many lovely walks and cycle routes nearby. The Jurassic Coast, which is now a UNSECO world Heritage site, is just 12 miles away with it's stunning cliffs and beaches.

Local Authority

Dorset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Mill Street is a residential road situated in the more historic area of the village. Number 6 is a delightful double fronted terrace property with it's front door in the centre. Once inside the front door you are into the cosy sitting room a feature of which is the fireplace and hearth with a multi fuel burner, exposed brick surround and a wooden mantle. Stairs lead to the first floor and there is laminate flooring leading through to the dining area. The room has plenty of fitted shelving and two windows to the front provide natural light. The dining area has double french doors leading to the rear garden and a further archway to the kitchen.

The country style kitchen is fitted with an ample range of attractive wall and base cabinets with a solid wooden work surface incorporating a Belfast style sink with mixer taps. The walls are part tiled and a window to the rear gives light. There is a fitted fan assisted electric oven, four ring induction hob with extractor above, space and plumbing for a washing machine and dishwasher with further space for a fridge freezer.

On the first floor a pull down ladder gives access to the boarded roof space. There are two double bedrooms, the master bedroom is to the rear overlooking the rear garden and bedroom two is to the front with a cupboard/wardrobe housing the central heating boiler. The bathroom comprises a panel bath with separate shower over and shower screen, wash hand basin and close couple WC. The walls are part tiled and there is a window to the rear.

To the rear of the house is a delightful westerly facing garden. The garden is on two levels. There is a paved terrace with raised brick planters and barbeque. Steps lead up to a further area of garden which is mainly laid to lawn with a brick paved pathway to the rear. There is a useful garden chalet with power and light this would make an ideal home office for those working from home. To the side is an enclosed area for bin storage and to the rear is a timber garden shed with power and light. A further timber shed is to the rear of the house which currently houses the tumble drier and at the rear of the garden is a pedestrian path leading to the High Street.

Material Information..

Additional information not previously mentioned

All Mains Services

- Water Meter.
- Multi Fuel Burner
- Mains Sewerage.
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

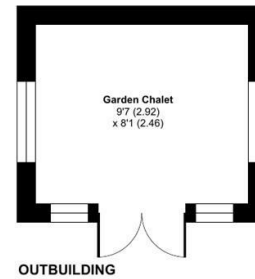
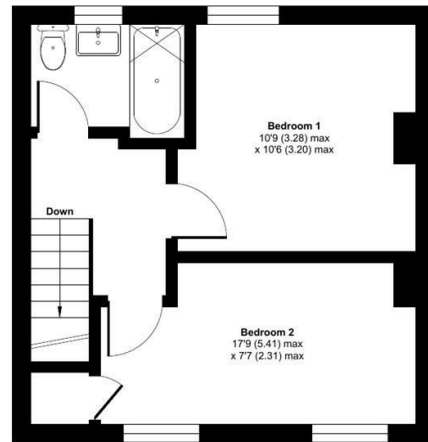
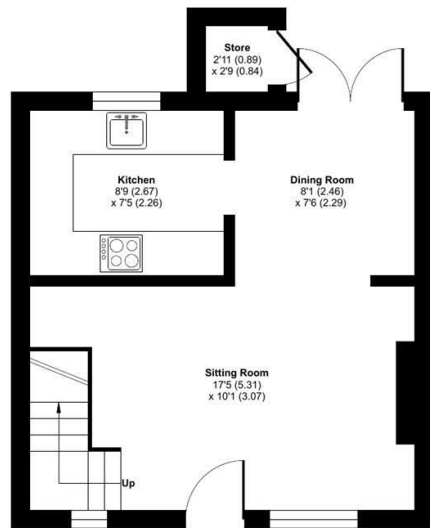
Flood Information:

flood-map-for-planning.service.gov.uk/location

Mill Street, Puddletown, Dorchester, DT2

Approximate Area = 672 sq ft / 62.4 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 751 sq ft / 69.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1103714



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

01305 269200

dorchester@mayfairproperties.net

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.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

