



7 DAMERS ROAD

Dorchester, DT1 2JX

Price £425,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Mayfair are pleased to offer for sale this spacious period seven double bedroom terrace family home over four floors situated in a convenient location in Dorchester. The property dates from the early 1900's and offers potential for an annexe or bed and breakfast accommodation to provide income or gives scope for a family requiring multi generational living. This is an ideal home for buyers needing plenty of space and an internal viewing is highly recommended to appreciate this house.

## Situation

Damers Road is situated in a convenient location opposite Dorset County Hospital and within a short walk to Dorchester town centre with it's many places of interest, independent shops, restaurants and coffee shops. There are excellent transport links nearby to both London Waterloo and Bristol Temple Meads. The modern development at Brewery Square is also close by with an excellent choice of places to eat and drink. There are also two cinemas in the town as well as a number of museums.

## The local area

The county town of Dorchester is set in beautiful rolling Dorset countryside and there are many lovely walks nearby as well as cycle routes. The stunning Jurassic Coast is also nearby which is now a UNSESCO world heritage site.

## Local Authority

Dorset Council Tax Band: D  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

The property is entered via a period front door with attractive stained glass inserts, this leads to a small porch and then to the entrance hall with stairs to the first floor. To the front of the house is the sitting room with a bay window giving lots of natural light. There is an impressive period fire surround with tiled inserts and a tiled hearth. A separate dining room has a window overlooking the rear garden and stripped wooden floorboards.. The kitchen/breakfast room is a great size and has an ample range of wall and base cabinets. A wooden worksurface incorporates a stainless steel sink unit with mixer taps and there is a further sink for hand washing. Integral appliances include two fan assisted ovens, a microwave/combination oven and a five ring gas hob with an extractor over. There is room for a good size dining table and natural light is from a window to the side. A door leads to a rear lobby with space and plumbing for a washing machine and tumble drier and there is a heated towel rail. The ground floor bathroom has a suite comprising a panel bath, close coupled WC and wash hand basin. The walls are fully tiled and there is a window to the rear.

On climbing the stairs there is a half landing with a double bedroom to the rear and a bathroom with a panel bath, wash hand basin and close coupled WC. There is a cupboard housing a hot water tank. Steps lead up to the two further double bedrooms on this floor, the very sized master bedroom is at the front of the house with triple windows giving plenty of light.

From the first floor landing stairs lead to another half landing with access to a area of loft which could be converted if required. Steps lead up to to two further double bedrooms and a separate WC with wash hand basin.

From the kitchen breakfast room stairs lead down to the basement area which has been converted to two further double bedrooms both of which have natural light.

The rear garden has been laid with ease of maintenance in mind to paving with well stocked borders. There is a fishpond and the garden is enclosed by brick wall and timber fencing with a pedestrian gate to the rear leading to a shared path.

## Material Information..

Additional information not previously mentioned

- All mains services connected.
- Water Meter
- Mains Sewerage
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

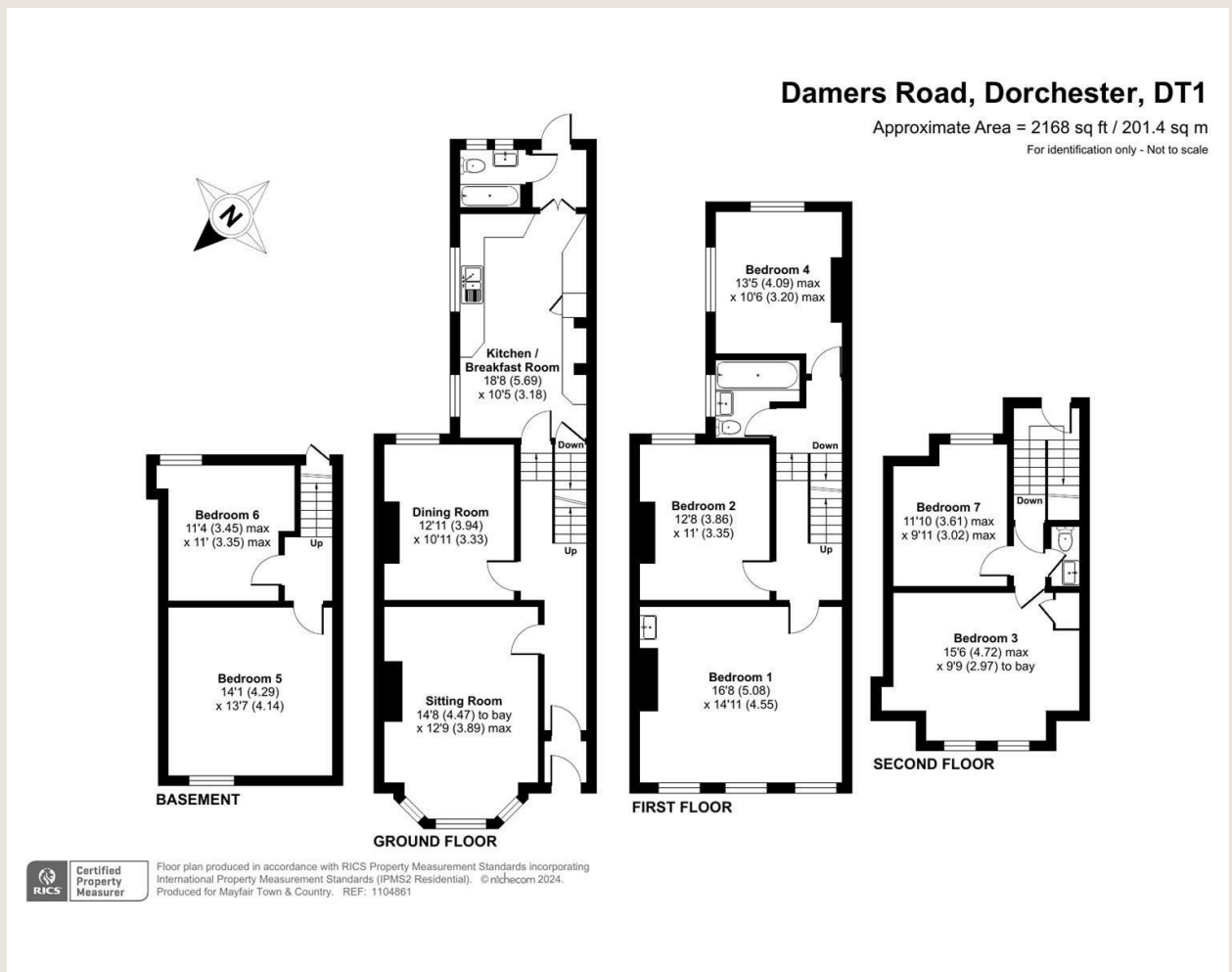
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



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

**01305 269200**

[dorchester@mayfairproperties.net](mailto: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)

