

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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22 POUND PIECE,
MAIDAN NEWTON, DORCHESTER, DT2 0DB.
£165,000 FREEHOLD

2 BEDROOMS
LIVING ROOM
GARDEN STORE
ELECTRIC HEATING
LOCAL COUNCIL TAX BAND B

BATHROOM
CONSERVATORY
DOUBLE GLAZING
PARKING

LOBBY
KITCHEN
GARDEN
EPC D

A modern mid terrace house in very active village location capable of improvement.

The property comprises a mid-terrace house. Constructed circa 1980 having brick elevations under a tiled roof. Fitted with double glazed windows and attractive extremal door plus a modern double glazed conservatory. All rooms are of good proportions. Decorations are only fair and it is considered the property is capable of enhancement. Kitchen and bathroom areas being dated. The property is situated in a quiet residential area just off the centre of this prominent West Dorset

village with shops catering for daily requirements and a railway station plus inns and an active village community. Nearby major towns are Dorchester and Yeovil. The area being one of outstanding natural beauty and offers facilities of rural pursuits. Those persons seeking a property and willing to undertake some enhancement are advised an early viewing.

The accommodation comprises

UPVC decorative glazed panel entrance door to the **reception lobby**. Electric light. Coat rack. Double glazed window. Glazed panel door opening to the

Living Room: about 14'10" (4.5m) by 12' (3.6m) Featuring decorative fire place and matching hearth with display area over. Coved and artex ceiling. Slim line night storage heaters. 2 pendant light points. Telephone point. Cupboard containing the electricity meter and fuses. TV aerial point. Glazed panel door opening to the

Kitchen: about 11'10" (3.6m) by 8'10" (2.7m) roll edge laminated work surfaces with inset stainless steel sink. Hot and cold mixer tap. Drawers and cupboards under. Range of roll edge laminated work surfaces with decorative tiling to the rear. Range of high level cupboards with glazed fronted display cupboards and corner shelving. Pendant light point. Extractor unit. Plumbing for washing machine. Electricity cooker panel. Door to large under stair storage cupboard. Double glazed window with views through the Conservatory to the garden. Double glazed door open to the

Conservatory: about 9'5" (2.9m) by 7'6" (2.3m) of decorative UPVC and double glazed construction with polycarbonate roof. Cold water tap. Patio style door giving access to the rear garden. From the **Living Room** stair case rising to the

First floor: landing access to the insulated roof space.

Bedroom One: about 11'10" (3.6m) by 10'2" (3.1m) pendant light point. Night storage heater. 2 Windows being double glazed units, giving views to the frontage, adjacent property and local farm land.

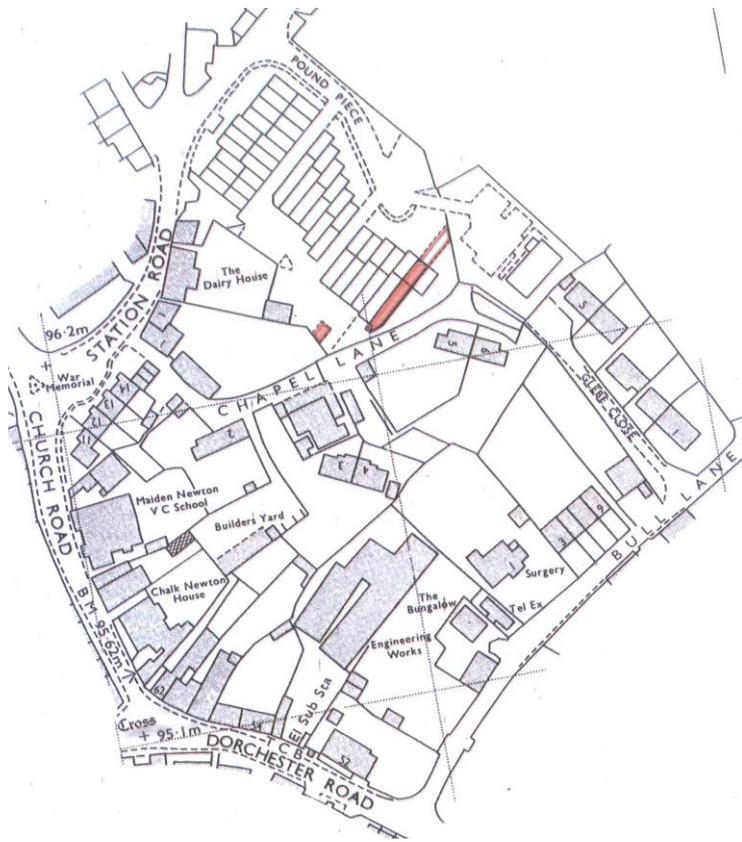
Bedroom Two: about 11'10" (3.6m) by 9' (2.7m) pendant light point. Night storage heater. Door to linen cupboard containing pre lagged hot water cylinder. Double glazed window unit giving views Westward over the **Rear garden** adjacent property and distant hill side.

Bathroom: Spacious and fitted colour suite comprising timber panelled bath. Hot and cold mixer tap with shower attachments and tiled surround. Pedestal wash hand basin, hot and cold. Low level WC. Extractor unit. Wall mounted infrared heater. Light point. Laminated floor.

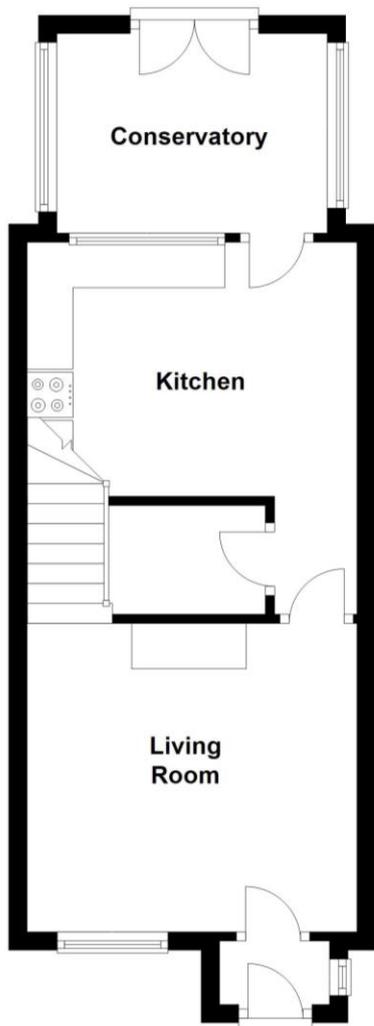
Services: Mains water, electricity and drainage. Double glazing. Electric heating.

Outside: The **rear garden** comprises a lawn area. Over grown herbaceous boarder. Mature shrubs. Timber garden store shed. Rear pedestrian door giving access to the designated parking area. Garden bounded by timber panelled fencing. Enjoying a most sunny Westward aspect. **Front garden** comprises a lawn area having decorative slate chippings.

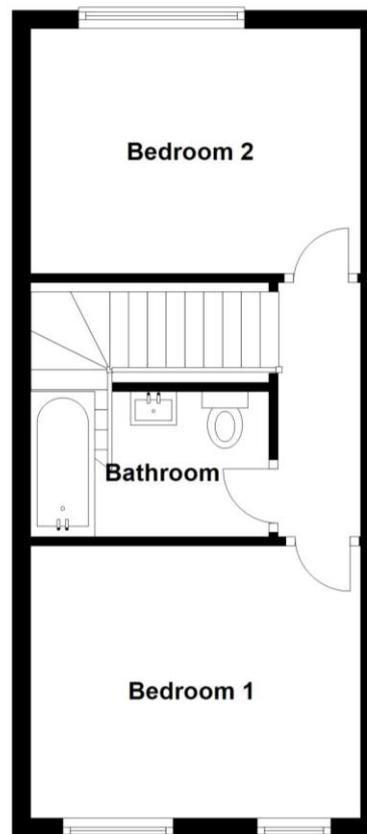
Viewing: Strictly by appointment with Holloway Estate Agent



Floor Plan



First Floor



This drawing is for illustrative purposes only. Please note that all measurements, positioning and any other data shown are approximate and the drawing is not to scale.