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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



12 Springfield, Puncknowle, Dorchester, Dorset, DT2 9TF
Guide Price £300,000



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A well presented semi-detached three bedroom family home situated in a quiet cul-de-sac within the picturesque village of Puncknowle.



Property Details

- Three bedrooms
- Three bathrooms
- No onward chain
- Garden
- Spacious accommodation
- Popular Residential Location

THE PROPERTY

The property opens into an entrance hall with a front aspect window, leading through to a good-sized living room featuring a log burner and front facing window. From here, a door opens into a spacious kitchen/diner fitted with modern cream gloss wall and base units, stone-effect laminate worktops, an acrylic white sink with mixer tap and space for undercounter appliances and a cooker. A door from the kitchen leads to a rear lobby providing access to a downstairs shower room with shower cubicle, wash hand basin and WC. There is also a UPVC door opening to the rear garden and access to the partially converted garage, now serving as a useful utility/workroom.

Stairs rise from the hallway to the first floor landing. The principal bedroom is a generous double and benefits from an en-suite bathroom featuring a bath with shower attachment, separate walk-in shower enclosure, wash hand basin, WC, rear aspect obscure glazed window, skylight, and wall-mounted towel rail. Bedroom two is a double room positioned to the front of the property with a built-in wardrobe and additional storage cupboard. Bedroom three, located to the rear, is a small double. The family bathroom comprises a shower cubicle, wash hand basin, WC, and rear aspect obscure glazed window. A cupboard on the landing houses the gas boiler (LPG).

Further benefits include uPVC double glazing throughout.

OUTSIDE

Externally, the enclosed rear garden is predominantly laid to lawn with a patio seating area and established plants and shrubs, bordered by planting beds. The front garden is also laid to lawn and the property benefits from driveway parking.



SITUATION

Puncknowle is a quintessential Dorset village in the scenic Bride Valley, offering a thatched pub, parish church, and village hall. Nearby Litton Cheney provides a primary school, while the coastal villages of Burton Bradstock and Abbotsbury — both roughly three miles away — offer access to the sea, coastal walks, and local amenities.

RESIDENTIAL LETTING

The property would make a buy-to-let investment, for more information on the rental potential contact us to discuss.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: LPG Gas Central Heating

Construction Type: Conventional Brick and block construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good outdoor variable inside on some major networks, please refer to Ofcom website.

Flood Risk: See Government Website - www.gov.uk/check-long-term-flood-risk

Parking: Driveway

SERVICES

Mains electricity, water and drainage.

LPG Bottles for Gas.

Council Tax Band: C (Dorset Council)

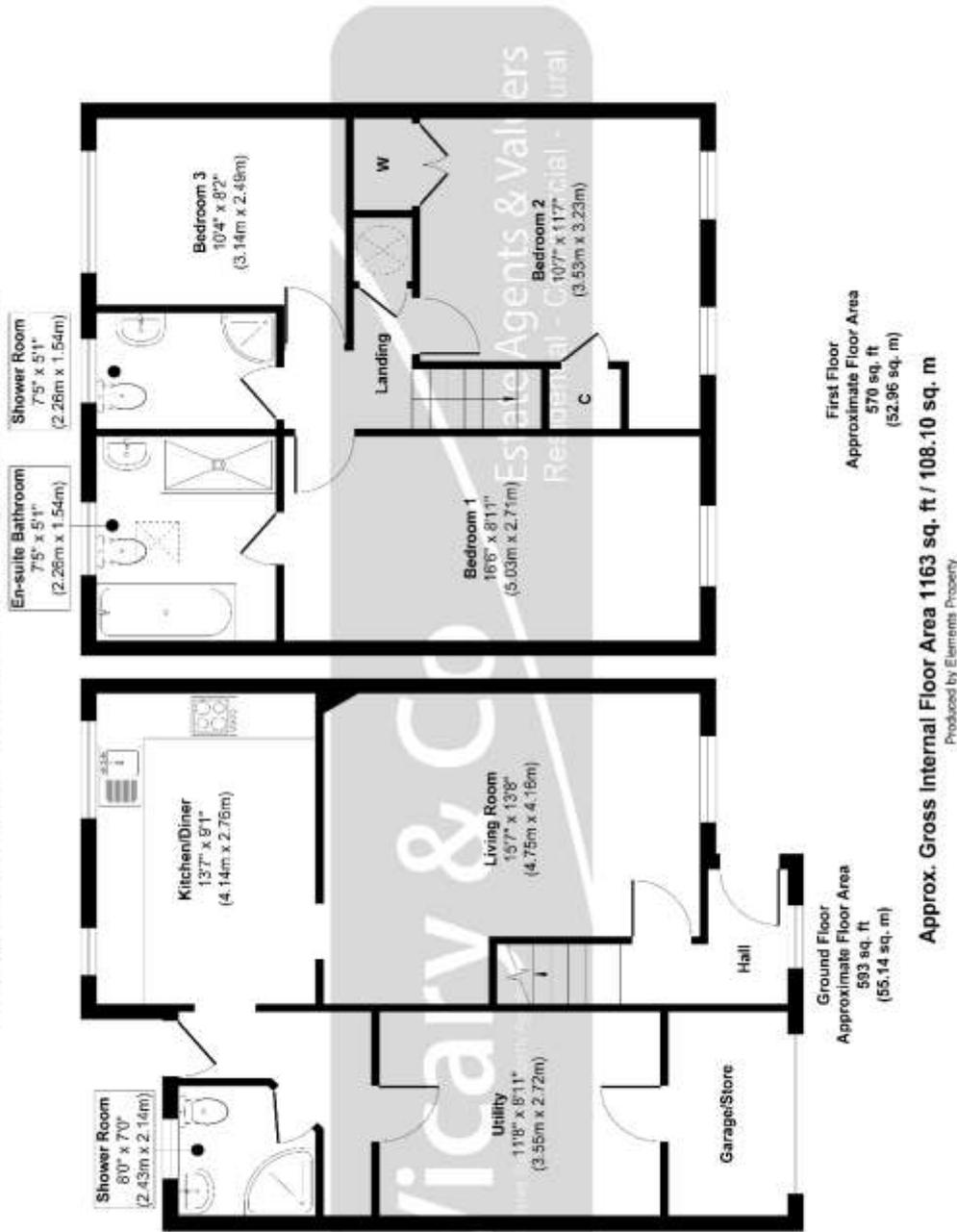
EPC: TBC

VIEWINGS

Strictly by appointment only with Vicary & Co



Springfield, Puncknowle, Dorchester, Dorset, DT2 9TF



Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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