



Instinct Guides You



## Butt Farm Close, Dorchester, Dorset DT2 9SU £195,000

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)





A charming TWO DOUBLE BEDROOM COTTAGE STYLE house with REAR GARDEN and GARAGE situated in a cul-de-sac in the POPULAR VILLAGE of Winterbourne Abbas. The property is located on the west side of Dorchester in Butt Farm Close with easy access to the A35, Accommodation comprises entrance hallway, lounge/ diner and modern fitted kitchen. To the first floor are two bedrooms and bathroom. Outside there are front and rear gardens and garage in a block.

### Entrance

Double glazed door into :-

### Hallway

Stairs to first floor. Radiator. Clook storage cupboard. Door into :-

### Lounge 17'11 x 12'2 (5.46m x 3.71m)

Front aspect double glazed bay window. Radaitor. Open fireplace with stone chimney breat and tilwed hearth., Under stairs storage cupboard.

### Kitchen 15'5 x 7'7 (4.70m x 2.31m)

Modern fitted kitchen with wall and base units, inset single bowl sink unit, space for cooker, slimline dishwasher and washing machine. Tiling. Rear aspect double glazed window. Wall mount boiler. Double glazed patio door to garden via rear porch.



### First Floor Landing

Airing cupboard housing hot water tank. Doors to :-

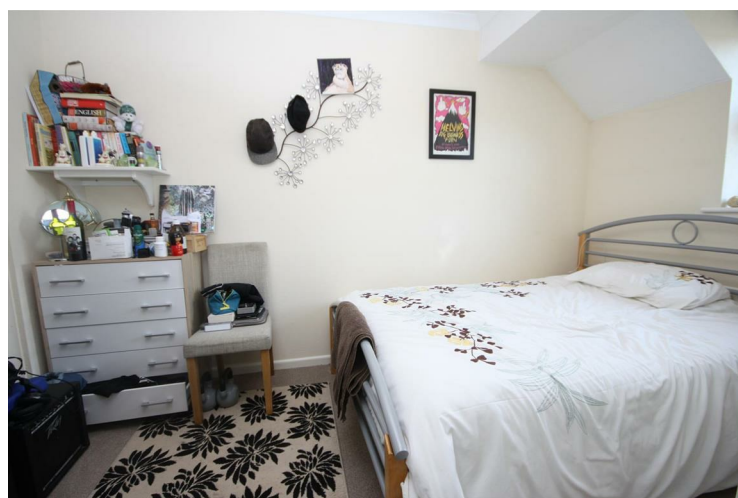
### Bedroom One 15'5 x 9'11 (4.70m x 3.02m)

Built in wardrobes. Front aspect double glazed window. Radiator.



### Bedroom Two 12'1 x 8'5 (3.68m x 2.57m)

Fitted wardrobe. Radaitor. Rear aspect double glaqed window.



### Bathroom

Fitted shower cubicle with mains shower, pedestal wash hand basin, close coupled WC. Tiling. Radiator. Velux window.



Rear Patio Garden

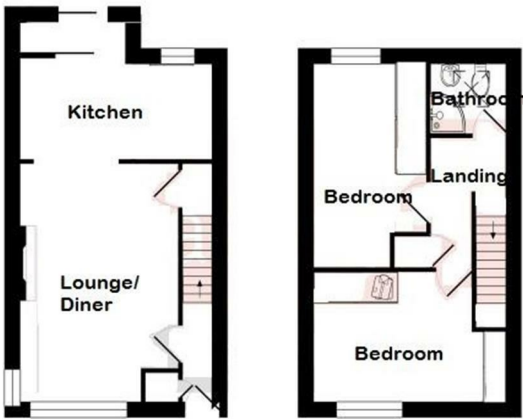
Laid to paving providing seating area. Rear pedestrian gated access.

Front Garden

Lawned garden with pathway leading to front door.

Garage

In a block with up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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