



Standfast Walk
Dorchester, DT1 2TW

 2  1  null  C



Standfast Walk

Dorchester, DT1 2TW

- Two Bedroom End of Terrace
- Garage and Driveway
- Offered with No Onward Chain
- Low Maintenance Garden
- Two Double Bedrooms
- Close to Local Schools (St.Osmunds Catchment) and Town Centre
- Gas Fired Central Heating
- Good Decorative Order Throughout
- Light and Airy Property
- Perfect First Time Buy





This WELL-PRESENTED TWO BEDROOM end-of-terrace home offers comfortable accommodation arranged over two floors and benefits from an ATTACHED GARAGE, DRIVEWAY parking for two vehicles and a low-maintenance rear garden. The property is offered with NO ONWARD CHAIN, making it an ideal opportunity for a smooth and uncomplicated purchase. Occupying a position on the southern edge of the development, the home enjoys a quiet frontage and attractive COUNTRYSIDE VIEWS.

On the ground floor, the entrance hall leads to a modern kitchen positioned at the front of the property, which benefits from plumbing for a dishwasher, together with a useful downstairs cloakroom. To the rear, the spacious living room provides an attractive and versatile reception space, enjoying a characterful fireplace and French doors that open directly onto the garden and allow plenty of natural light to flow in.



The first floor features two generous bedrooms. The main bedroom spans the full width of the house, offering a southerly aspect with far-reaching countryside views, and benefits from twin front-facing windows. The second bedroom overlooks the rear garden. Both rooms are served by a recently



renovated family bathroom that boasts a bathtub, low level W.C, wash hand basin and a plumbed Aqualisa shower over the bath.

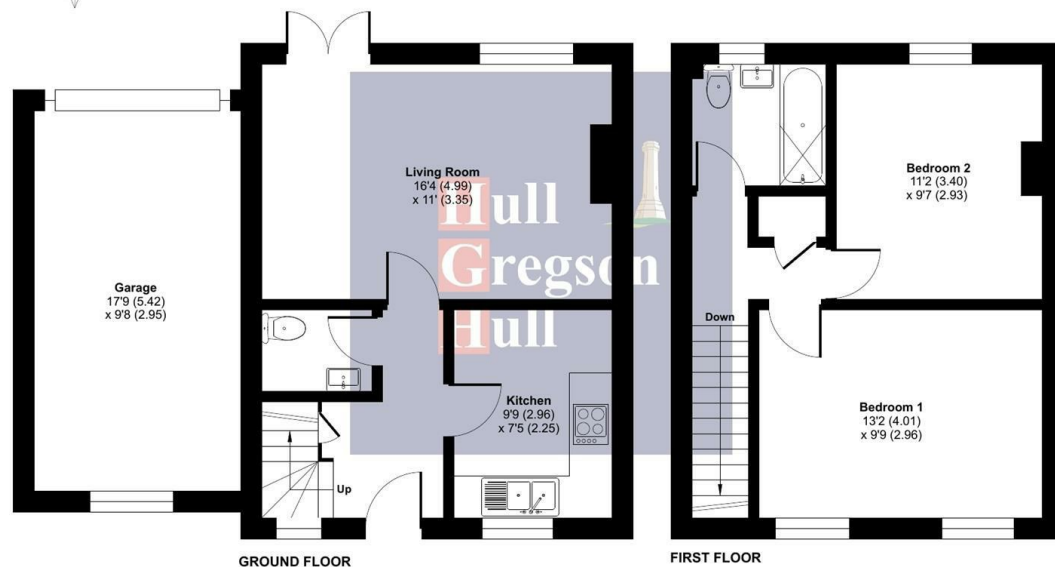
Outside, the property enjoys a private rear garden designed for ease of maintenance, offering a patio area and astro turf, perfect for outdoor seating and relaxation. The garden is further enhanced by outside flood lights and power points, providing excellent practicality for evening use or outdoor entertaining. To the side sits the attached garage, which already benefits from a window to the front of the property, together with plumbing for a washing machine.

The garage also presents excellent potential for conversion (subject to planning permission) into a habitable space, making it ideal for multi-generational living or a dedicated home office. The garage is complemented by a driveway with space for two cars.

Within a short stroll, residents will find a local convenience store and a Chinese takeaway, adding to the everyday practicality of the location. Dorchester itself is a vibrant and historic county town offering an appealing blend of character, culture and modern convenience. The town provides an excellent selection of shops, cafés, restaurants and leisure facilities, along with two main railway stations located within approximately a 15-minute walk, offering direct services to both London Waterloo and Bristol. Road links are equally strong, with easy access to the A35 and A37 connecting to Bournemouth, Poole, Yeovil and the wider Dorset coastline. Regular bus services operate throughout the area, making Dorchester a well-connected and highly convenient place to live.



Approximate Area = 694 sq ft / 64.4 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 866 sq ft / 80.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1382376

16'4" x 10'11" (4.99 x 3.35)

9'8" x 7'4" (2.96 x 2.25)

13'1" x 9'8" (4.01 x 2.96)

11'1" x 9'7" (3.40 x 2.93)

17'9" x 9'8" (5.42 x 2.95)

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Fired Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.


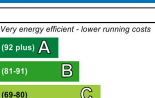
Intending purchasers should not rely on them as statements of



representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		70	
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales		EU Directive 2002/91/EC	
			

England & Wales		EU Directive 2002/91/EC	
			

Tel: 01305 605 000 | Email: dorchester@hgh.co.uk | Web: www.hgh.co.uk