

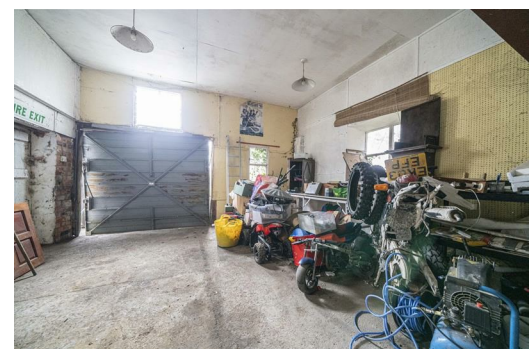


Instinct Guides You



Dorchester Road, Dorchester, DT2 0BG Guide Price £230,000

- Garage & Parking
- Train Station Within Walking Distance
- Nearby Shops And Public House
- Auction Pack Available Upon Request
- Semi-Detached
- Idyllic Location
- Buyers Fee Apply
- Auction Date – Thursday 26th March 2026



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



OPEN DAY 4.30 - 5.30 ON THURSDAY 12TH MARCH BY APPOINTMENT ONLY

**** For sale by online auction ** Pre-Auction offers considered ****

Set within the village of Maiden Newton, this SEMI-DETACHED property offers generous internal space, a separate GARAGE and PARKING for at least four cars. All positioned within reach of local amenities and surrounding Dorset countryside. The accommodation includes a conservatory overlooking the garden, multiple reception areas and three/four bedrooms arranged across two floors, creating a flexible layout suited to a range of living arrangements in a well connected village setting.

The entrance opens into a hallway, with stairs rising to the first floor and access to a ground floor room currently arranged as a bedroom or study, featuring front facing windows. From the hall, a door leads into the lounge, a central living space with natural light from dual aspects and internal access onward to the kitchen. The kitchen is fitted with base and wall units and provides access to a ground floor shower room positioned to the rear of the house.

Beyond the kitchen sits a sizeable conservatory forming an additional reception area with extensive glazing and views across the garden. This space offers direct access outside and accommodates dining and seating areas.

Upstairs, the landing leads to three bedrooms. The principal bedroom spans the width of the house, while two further bedrooms sit to either side of the landing. A separate WC is also located on this floor.

Lounge 14'9" x 10'1" (4.5 x 3.08)

Conservatory 15'10" x 14'1" (4.85 x 4.3)

Kitchen 10'11" x 8'8" (3.33 x 2.66)

Bedroom One 15'4" x 11'1" (4.68 x 3.39)

Bedroom Two 11'9" x 9'9" (3.6 x 2.98)

Bedroom Three 11'8" x 9'10" (3.56 x 3)

Bedroom Four/ Study 16'1" x 9'2" (4.91 x 2.8)

Garage 15'1" x 10'2" (4.61 x 3.12)

Agents Note*

The Vendor informs us that the property has a flying freehold over the neighboring property.

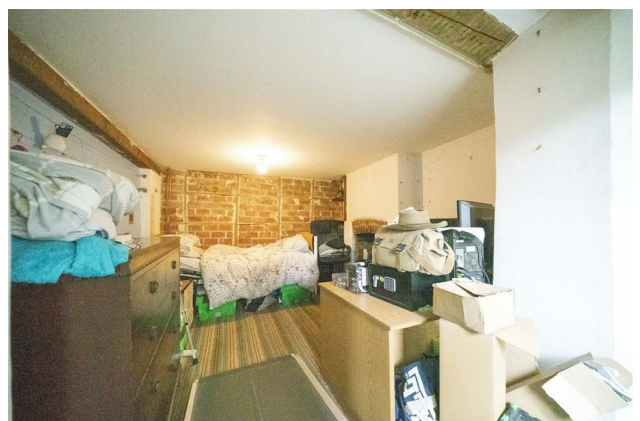
Auction Notes*

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.





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	41	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	