



Instinct Guides You



West Mills Road, Dorchester £375,000

- Garage Conversion Into Fourth Bedroom
- Ground Floor Shower Room
- Off Road Parking
- Modern Kitchen Dining Room
- Mature Rear Garden
- Close To Town Centre & Hospital



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



Mowlam Tominey are delighted to offer this three-bedroom family home, complete with a GARAGE CONVERSION creating a self-contained one-bedroom studio — an excellent, versatile addition to the property. The home is well presented throughout and enjoys convenient access to local amenities, the town centre and Dorset County Hospital.

The property offers strong kerb appeal, with an attractive front garden framing the home and a driveway to the side providing parking for several vehicles.

Inside, the layout has been thoughtfully adapted to maximise usable space. The living room is well proportioned, offering ample room for furniture and a large front-facing window that floods the space with natural light. To the rear, the kitchen/diner enjoys pleasant views over the garden, with patio doors that help blur the boundary between indoors and out. It features a range of fitted units and space for appliances.

A unique advantage of this home is the addition of a modern ground-floor bathroom, comprising a bath with shower over, wash hand basin and W.C, all set against tasteful panelling & a natural colour palette.

To the first floor are three bedrooms & a small cloakroom. Bedroom one is a generous double with excellent storage and plenty of space for furnishings. Bedroom two is also a double room, while bedroom three serves as a well-proportioned single. A W.C completes the the space perfectly.

The garage has been converted into a self-contained one-bedroom unit with a modern shower room. The space benefits from double doors opening to the outside, room for a double bed and useful storage options offering excellent versatility.

The rear garden is relatively low maintenance, featuring a mature tree line at the back that provides excellent privacy. It offers defined zones and an attractive seating area, creating a pleasant outdoor retreat.

West Mills Road enjoys an ideal position for the town centre, Dorset County Hospital and a number of scenic countryside walks.

Kitchen/Diner 16'6" x 6'9" (5.04 x 2.07)

Living Room 16'0" x 10'3" (4.89 x 3.14)

Shower Room 6'1" x 5'7" (1.87 x 1.71)

Bedroom One 13'0" max x 11'6" max (3.97 max x 3.51 max)

Bedroom Two 11'5" x 7'10" (3.50 x 2.39)

Bedroom Three 8'3" x 8'2" (2.53 x 2.51)

W.C 4'9" max x 1'11" (1.47 max x 0.59)

Bedroom Four 16'11" max x 8'4" max (5.16 max x 2.55 max)

Shower Room 8'2" x 3'10" (2.51 x 1.19)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			90
(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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.