

Lot 25

- > Substantial Residence In Village Location
- > In Need Of Modernisation & Improvement
- > Suitable For Range Of Uses (Subject to PP)

## The Old Bakery, Main Street, Broadmayne, Dorchester, Dorset DT2 8EB

### Tenure:

Freehold with Vacant Possession

### Location:

This spacious residence is situated in the village of Broadmayne, approximately 5 miles from the County Town of Dorchester. The village provides local amenities, whilst Dorchester has a wide range of shopping amenities together with a main line rail link to London (Waterloo). The area is renowned for its outstanding natural beauty and countryside and the seaside resort of Weymouth with its sandy bathing beach is readily accessible and provides excellent sailing and water sports facilities.

### Accommodation:

GROUND FLOOR: Entrance Hall with Stairs to First Floor, Cloakroom, Front Room, Lounge, Kitchen/Dining Room with alternative flight of Stairs to First Floor.

FIRST FLOOR: Landing with Stairs to Second Floor, Vaulted Room, Bedroom One, Bedroom Two, Bedroom Three, Second Floor Landing, Bedroom Four, Bedroom Five, Bathroom.

### Outside:

Garden to rear with vehicular side access.



### Provisional Viewing Dates and Times:

Tuesday's 10:00am – 10:30am & Thursday's 4:00pm – 4:30pm

Please ensure that you contact the office below to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



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**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**