

Symonds
& Sampson

40 Dukes Avenue
Dorchester, Dorset

40 Dukes Avenue

Dorchester

Dorset

DT1 1EN

A 3 bedroom period house in need of modernisation, situated close to the town centre. With 2 reception rooms, 2 bathrooms and a courtyard.

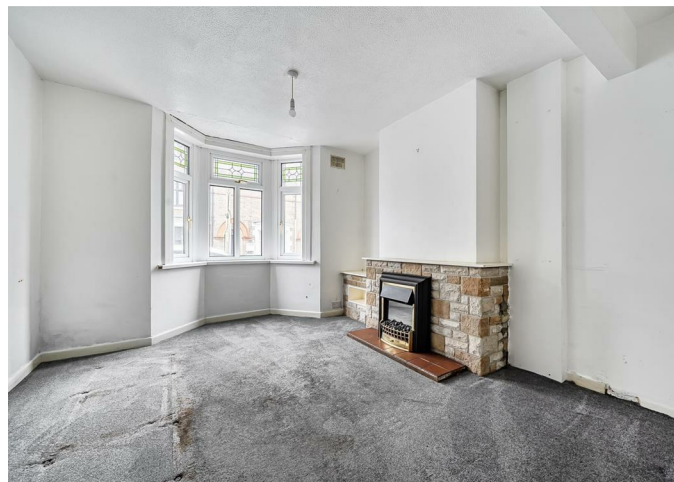


- No chain
- Modernisation required
- 2 bathroom
- 3 bedrooms
- Courtyard
- Close to town

Guide Price **£250,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

An attractive 3 bedroom period house in Fordington close to Dorchester town centre. The property has been extended and will require some modernisation. Arranged over three floors the accommodation comprises; entrance hall, sitting room with bay window and chimney breast with electric fire. Kitchen fitted with a range of cupboard and drawers and work surfaces with sink and drainer, integrated electric oven and hob with extractor, space for fridge/freezer and washing machine. There is a separate dining room with access to a small courtyard garden and a separate wet room with shower, WC and basin. Upstairs on the first floor are 2 bedrooms and a further shower room with white suite to include a WC, shower and basin. Cupboard houses the gas combination boiler. On the top floor is a double bedroom with fitted cupboards.

The property benefits from gas central heating and enjoys a small enclosed courtyard garden.

SITUATION

The property is situated within the much sought after, Conservation area of Fordington, which falls within the catchment area of a number of highly regarded schools.

The town centre is within a short distance of the property, providing a good range of shops, restaurants and leisure facilities.

Brewery Square, on the south side of Dorchester, boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf.

Dorchester South and Dorchester West Train Stations provide direct services to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///whiizzing.coil.spray

SERVICES

All mains services are connected.
Gas fired central heating.

Broadband - Ultrafast speed available

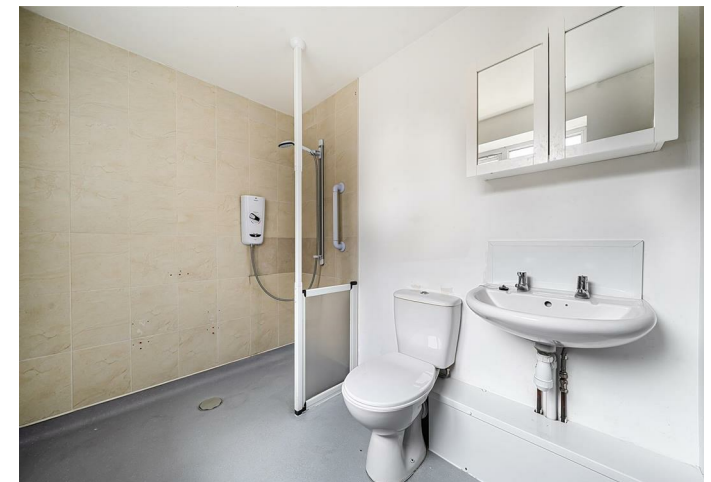
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photos taken June 2026.

Please note that the property is situated in a conservation area.



Dukes Avenue, Dorchester

Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



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	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		70
		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1473410



Dorchester/SP/15.6.26



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT