



Dumgate Street, Dorchester

Situated in a conservation area and within the heart of Dorchester town centre is this two bedroom, second floor apartment. The home is well-presented throughout with further accommodation including a kitchen, sitting room, and bathroom. The apartment is offered for sale with an allocated parking space in a courtyard. EPC rating TBC.



Price guide £215,000

Situation

The county town of Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and there are doctor's, dentist surgeries and the Dorset County Hospital close by. There are train links to London Waterloo, Bristol Temple Meads and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Accommodation

Entrance

Entrance to the property is via a communal door with secure entry system.

Communal Hallway

The communal hallway offers stairs to all floors in the building.

Apartment 8

A private door opens into Apartment 8 where a hallway offers ample storage via two large storage cupboards, one of which houses the 'Glow Worm' boiler, fuse box and shelving and the other housing the immersion tank and shelving. The hallway provides access to all other rooms in the property.

Sitting Room

A generous sitting room with plentiful natural light received via a rear aspect double glazed window with views over mature trees. The room offers a wall mounted radiator and television point. A doorway leads to:

Kitchen/Diner

The kitchen offers space for a table and chairs and is fitted with a range of modern wall and base level units with roll top work surface over and a sink unit with mixer tap and drainer. Space is provided for an oven, a washing machine and a fridge. There is a wall mounted radiator and a front aspect double glazed window.

Bedroom One

The principle bedroom boasts double built in wardrobes fitted with hanging rails and shelving. There are two additional storage cupboards and a wall mounted radiator. Natural light is gained via a large rear aspect double glazed window.

Bedroom Two

The second bedroom is appointed with a large storage cupboard with shelving and further additional shelving on the wall. There is a wall mounted radiator and light is gained via a Velux window.

Bathroom

The bathroom is fitted with a suite comprising a low level WC, a vanity wash hand basin, and a panel enclosed bath with shower attachment over. The room has part tiled walls and an opaque Velux window provides natural light.



Outside

There is an enclosed communal garden enjoying a westerly facing aspect. There is one allocated parking space.

Agents Notes

The lease length is 999 years from 1st January 1986

There is an annual £10 rent fee.

There is an annual service charge of £1300.00. This sum is discounted by £250.00 if an early payment is made.

Broadband and Mobile

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

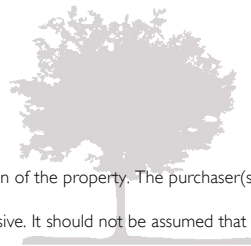
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band is B

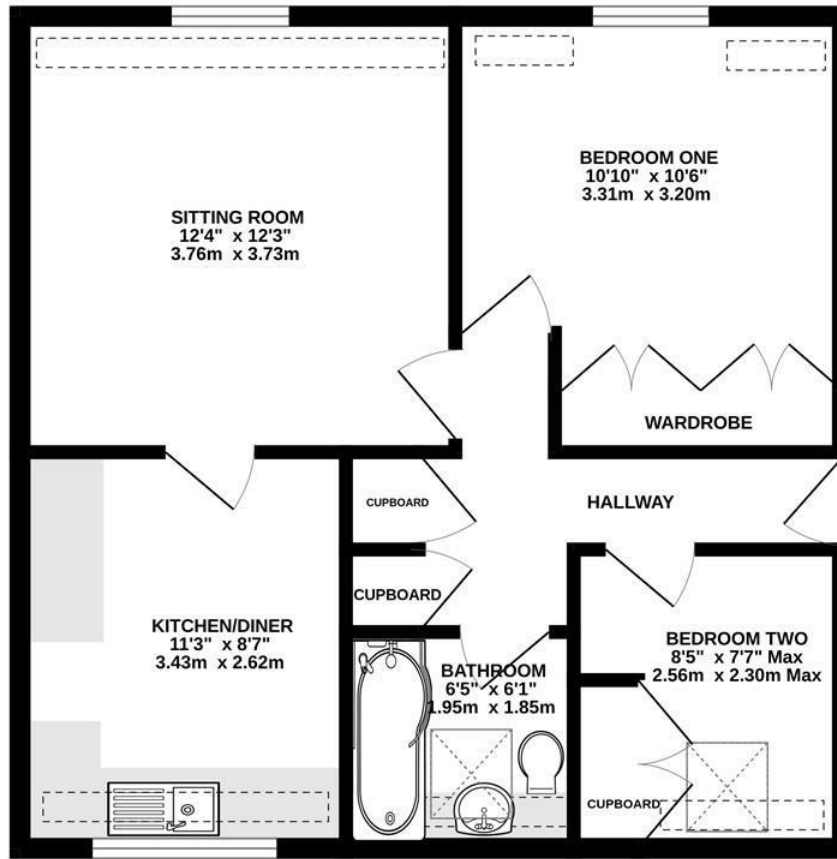


Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SECOND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



PALACE COURT

TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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