



Prince Of Wales Road

Dorchester

£750,000



PARKERS

PROPERTY CONSULTANTS & VALUERS



Set within central Dorchester, is this large freehold semi-detached property. Prince of Wales Road is a well-proportioned character property, offered with no forward chain. The imposing building was constructed in the late Victorian era, likely as Director's housing for the Eldridge Pope Brewery originally located behind the property. With the original brewery now reimagined as a large leisure development, with shops and restaurants, this places the impressive building in a prime location for Dorchester amenities. Arranged as four self-contained flats, each with their own entrance and no internal communal areas, this building presents an ideal opportunity for investors or owner-occupiers. Externally the property benefits from off road parking for up to eight cars and a generously sized south-westerly facing rear garden. Throughout the accommodation, each flat has a kitchen equipped with an oven and a range of wall and base level units. Each flat has access to allocated parking at the front and the rear of the property.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. The town is home to the County Hospital, a large source of local skilled employment. Dorchester town is thriving, with a full high street of shops and cafes and multiple artisan markets held weekly. Dorchester also benefits from excellent travel links, with two railway station providing direct services to London Waterloo, Bristol and Weymouth as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



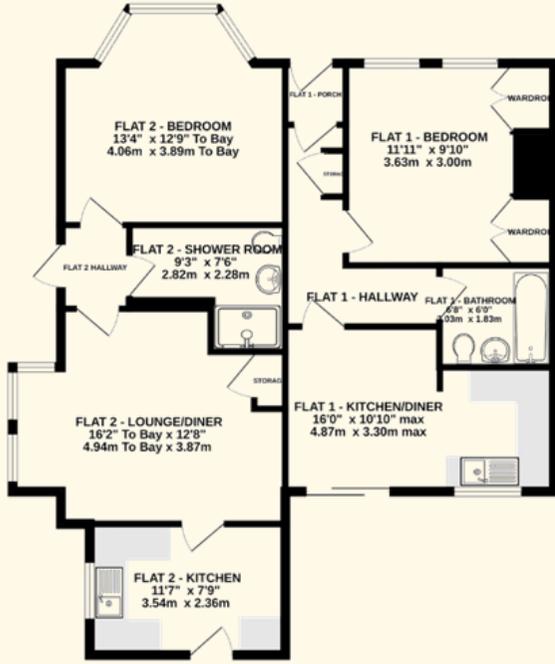
Apartment One is a ground-floor flat comprising one bedroom, a bathroom, and a kitchen/diner. The kitchen/diner benefits from sliding doors that allow an abundance of natural light to flood the space and provide direct access to the garden. Additionally, the apartment has the use of two parking spaces located at the front of the property. EPC rating C.

Apartment Two is also a one-bedroom apartment. Upon entering, you are welcomed into a hallway that provides access to most rooms. A door leads to the generously sized bedroom at the rear of the property, which features a bay window. Adjacent to the bedroom is a shower room, while a further door opens into the lounge/diner. The lounge/diner includes a storage cupboard and a door leading through to the kitchen, which in turn provides access to the garden. This apartment also benefits from two allocated parking spaces at the front of the property. EPC rating D

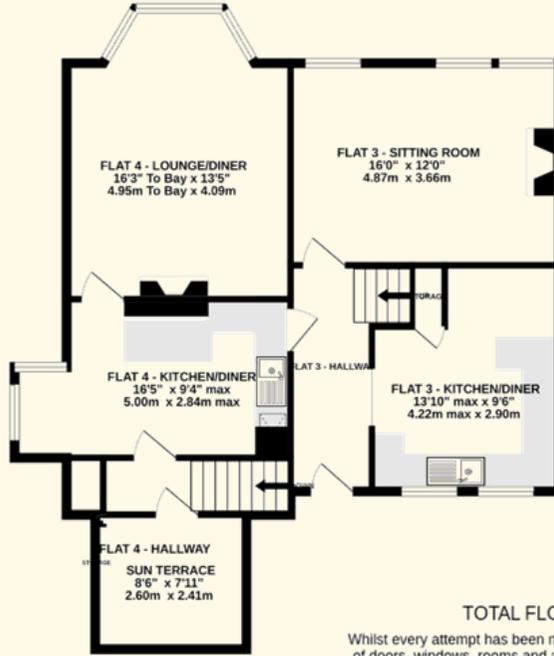
Apartment Three is a two-bedroom maisonette accessed via external stairs located at the rear of the property. The stairs lead to the first floor, where a door opens into the porch of the apartment. Inside, a hallway provides access to the kitchen/diner, the sitting room, and stairs rising to the second floor. The second floor accommodates both bedrooms and a bathroom comprising a bath, separate shower, WC, and hand wash basin. Externally, the apartment benefits from two allocated parking spaces located behind the garden. EPC rating D

Apartment Four is also accessed via external stairs at the rear of the property, leading to a porch and entrance door opening into the kitchen/breakfast room. A second door opens into a well-proportioned living room featuring bay windows. The generously sized bedroom is located on the second floor, adjacent to the bathroom, which comprises a bath, separate shower, WC, and hand wash basin. EPC rating D

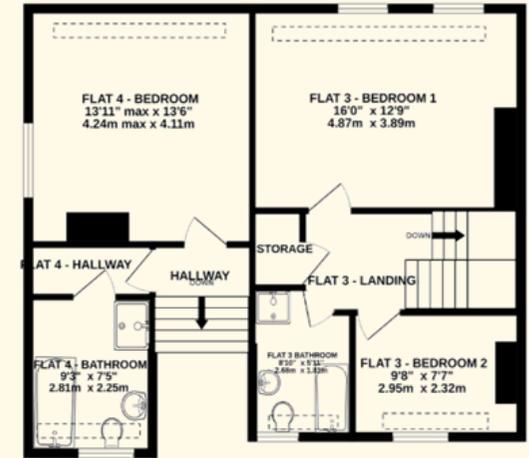
GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.0 sq.m.) approx.



2ND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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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Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available over all units.

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

The council tax bands are:
Apartments 1 & 2 - A
Apartments 3 & 4 - B

Agents Notes:

There is a right of way across the tarmac drive to the side of the property for access.

There is a granted planning approval nearby, ref P/VOC/2022/07507

The property is set within a conservation area

Services:

Each unit has individual mains electricity and water connected.
Gas fired central heating.

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.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this. <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>