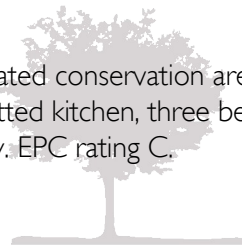




The Grove, Dorchester

Set within Grove Court, in the heart of Dorchester town and within a designated conservation area, this well-proportioned three-bedroom property offers spacious and versatile accommodation. The property comprises a generous lounge/diner, separate fitted kitchen, three bedrooms including an ensuite to the principal bedroom, and a family bathroom. Parking is available via a permit in the communal car park, subject to availability. EPC rating C.

Asking price £190,000



Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of 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 very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is a focal point of the town and a short walk via the beautiful Borough Gardens. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.

Description

Entering the property via the entrance porch, an internal door leads through into the spacious lounge/diner. This is a bright reception room with double-aspect windows, allowing plenty of natural light into the space. There is also a useful storage cupboard.

From the lounge, you access the kitchen, which is fitted with a range of wall and base-level units providing good storage and worktop space. Integrated appliances include an oven, four-ring gas hob and extractor hood. There is also a stainless-steel sink with drainer and mixer tap.

Moving through the hallway, bedroom one is a good-sized double bedroom and benefits from fitted wardrobes. The room also has its own ensuite shower room, comprising a WC, wash hand basin and shower cubicle, with a tiled floor.

Bedroom two is another double bedroom, offering a comfortable second bedroom space.

Bedroom three is a single bedroom, suitable as a child's room, home office or additional guest room.

Completing the accommodation is the family bathroom, fitted with a white panel-enclosed bath with shower over, WC and wash hand basin. The room has laminate flooring and part-tiled walls.

Services

Mains electricity, water and drainage are connected.
Electric heating.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band B.

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#>

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>

Broadband and Mobile Service

At the time of the listing, standard, superfast and ultrafast 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>

Agents Notes

The length lease is 999 years from 23 September 1974.

There is a service charge of £460 charged every 6 months.

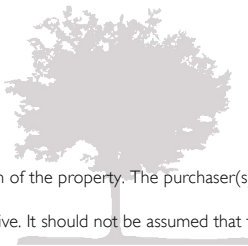
The managing company is Temple Hill.

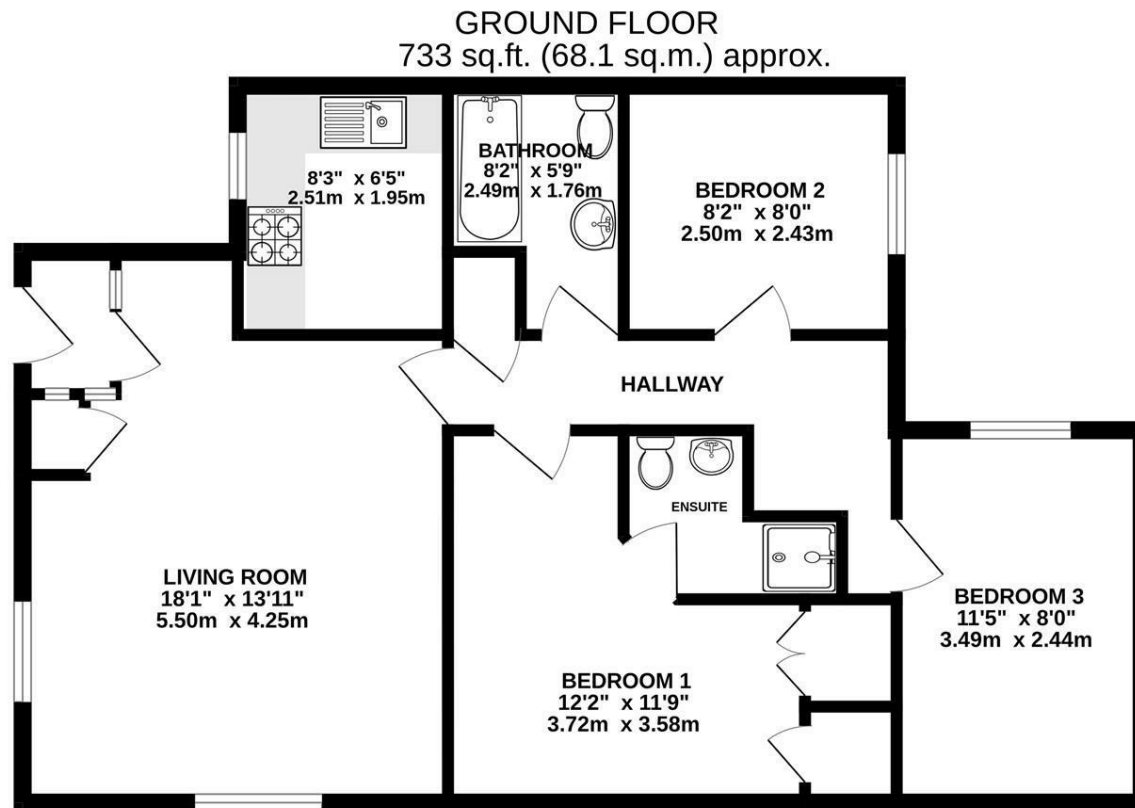


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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