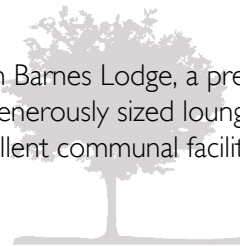




Wessex Road, Dorchester

Offered with no onward chain, this one-bedroom apartment is situated within Barnes Lodge, a prestigious Churchill development designed exclusively for the over 60s in Dorchester. Located on the ground floor the property features a bright and generously sized lounge, a well equipped fitted kitchen, a bright and good sized double bedroom with built-in wardrobes, and a fully tiled shower room. Residents benefit from excellent communal facilities, including a secure entry lounge with a House Manager, on-site laundry rooms, and a welcoming community atmosphere. EPC rating C

Asking price £160,000



Situation

The county town of Dorchester is steeped in history 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. 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 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.

Barnes Lodge

Barnes Lodge is a Churchill Retirement Living development designed exclusively for the over 60s. The development offers an owners lounge, a guest suite, well-being lounge and communal laundry room. The development also offers a lift to all floors and a careline support system connected to 24-hour support so, in the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

Apartment I

This delightful ground-floor apartment is easily accessible via step free access. Inside, the property offers bright and comfortable accomodation, benefiting from high ceilings and neutral and calming tones throughout.

Entrance

An entrance door takes you through to the property's hallway with access granted to all rooms, including a large airing cupboard which houses the boiler.

Reception Room

A bright and spacious dual-aspect reception room offering excellent versatility for both living and dining. The room enjoys an abundance of natural light from the attractive bay window arrangement, creating a welcoming atmosphere and a beautiful outlook over the communal gardens. The room offers ample space for comfortable seating and a dining furniture and is tastefully presented in neutral tones, This impressive room is ideal for relaxing and entertaining alike.

Kitchen

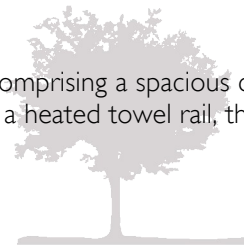
A well-appointed contemporary kitchen fitted with a range of attractive high-gloss wall and base units complemented by ample work surface space. Featuring integrated appliances, tiled splashbacks and a window providing natural light, the kitchen offers a practical and efficient layout with plenty of storage, making it ideal for everyday cooking and meal preparation.

Bedroom

A generously proportioned and beautifully presented bedroom featuring an extensive range of fitted wardrobes, overhead storage and matching bedroom furniture, providing excellent storage solutions. The room enjoys a bright and airy feel with a large window allowing plenty of natural light, while offering ample space for bedroom furnishings.

Shower Room

A stylish and well-appointed shower room fitted with a contemporary white suite comprising a spacious corner shower enclosure, wash hand basin with vanity storage and WC. Finished with attractive tiled walls and a heated towel rail, the room offers a practical and low-maintenance space designed for comfort and convenience.



Externally

Barnes Lodge offers a well-tended communal garden and residents benefit from a communal car park with parking on a first-come-first-serve basis.

Agents Notes

There is an Annual Service charge of £3612.50

There is an Annual Ground Rent Charge of £644.44

Lease length - 125 years from and including 1 April 2014.

Any buyer would be subject to an interview with the house manager.

Local Authorities

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

01305 211970

Council tax band D.

Services

Mains electricity, water, and drainage are connected.

Space heating is included in the service charge fee.

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#>

Mobile and Broadband

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

Mobile phone service varies dependent upon your provider.

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

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

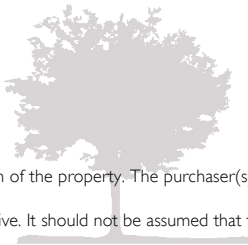
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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.





GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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