



Edgcumbe Manor
Dorchester
£275,000



OFFERED WITH NO FORWARD CHAIN, this well-presented first-floor retirement apartment found in Edgcumbe Manor, is exclusively available to buyers aged 65 and over in the prestigious Somerleigh Court retirement village. Ideally situated in the town centre, the property is within easy walking distance of local shops, cafés, and amenities. The apartment features a well-appointed kitchen, a bright living room and benefits from two bedrooms. Designed to offer exceptional peace of mind, the development includes external maintenance, warden assistance via a pull-cord emergency system, and an on-site maintenance manager who can assist with basic repairs within the apartment. Residents also enjoy access to an excellent range of village facilities, including beautifully landscaped gardens, a communal lounge, a dining room, and a library. For added flexibility and independence, optional laundry services, catered meals, and close-care nursing support are available on a pay-as-you-go basis. EPC Rating C.

Situated within a conservation area, 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. The very popular 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.



Situated on the first floor of the impressive building ‘Edgecombe Manor’ this charming apartment offers a perfect blend of space, security, and convenience. The property is accessed via a secure communal entrance equipped with an intercom system and a resident lift. Upon entering, you are welcomed by a private entrance hall that seamlessly connects the living spaces. The kitchen is well equipped, featuring a range of wall and base-level units, complemented by a selection of integrated appliances including a Bosch electric hob with extractor hood over, single oven, slimline dishwasher, washer/dryer and fridge-freezer.

At the heart of the home is a bright and airy living/dining room, enjoying a north-facing aspect that provides a naturally cooler and comfortable space during the warmer summer months. A large bay window floods the room with natural light and offers views overlooking the communal patio area. newly carpeted flooring throughout the apartment with freshly painted neutral décor.

The principal bedroom is a particularly spacious double room featuring ample fitted wardrobes and integrated storage solutions. A versatile second double bedroom could serve as a comfortable guest room or hobby room. The property is served by a modern wet room complete with laminate flooring and half-tiled walls. This space features a walk-in shower with a built-in seat, a fitted storage vanity unit enclosing the low-level WC and wash hand basin, a heated towel rail, and an extractor fan.

Externally, residents benefit from the peace of mind of a dedicated and secure resident parking permit scheme that provides a pass for the resident and one for a guest. For total flexibility and future-proofing, customizable lifestyle services can also be arranged at a bespoke charge, including convenient laundry services, fully catered meals, and close care nursing support.

Agents Notes:

The lease term is 150 years from 27 February 2002.

We are advised that there is a monthly service charge of approximately £705.00 payable to Welford Healthcare. This charge is reviewed annually in April.

Please note that existing pets are permitted, however, no new pets are allowed.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

Services:

Mains electricity, water and drainage are connected.
Gas central heating.

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>

Flood Risk:

Surface water – Very low risk
Rivers and sea – Very low 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-landtax/#!/intro>

