



Instinct Guides You



Somerleigh Road, Dorchester, DT1 1PD Guide Price £240,000

- 3D Virtual Tour Available
- Beautiful Position Close To Burrough Gardens
- Contemporary Open Plan Living Space
- Allocated Parking
- Stones Throw To Town Center & Amenities
- Two Double Bedrooms
- Beautiful Character Building
- Bright & Airey Dual Aspect Kitchen/Diner



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Welcome to The Old Rectory. Reputedly built in the 1800s, this striking building's characterful appearance beautifully contrasts with the modern interior of the apartment, which boasts a dual-aspect living area, two double bedrooms, and allocated parking. Positioned in the center of Dorchester, it offers a superb location just a short stroll from the beautiful Borough Gardens and town center.

The building features stunning stone elevations and charming timberwork, giving the property exceptional kerb appeal. The brick recessed archways with period door entice. Inside, a grand hallway leads to the apartment via a staircase.

The heart of the home is undoubtedly the open-plan kitchen and living area, which, thanks to its dual aspect, enjoys a bright and welcoming feel. The kitchen has been finished to a contemporary standard, with ample cabinetry set against decorative tiling. It includes a built-in oven, hob, and fridge freezer. The remaining space is generous enough for a dining table, with feature windows on both sides enhancing the light and airy ambiance.

The property offers two double bedrooms, both benefiting from high ceilings and tasteful décor throughout. The centrally positioned bathroom comprises a bath with a shower over, a hand basin, and a W.C., all set against stylish decorative tiling.

Outside, the well-maintained grounds complement the property, which also benefits from one allocated parking space.

One of the standout features is the apartment's excellent proximity to the stunning Borough Gardens, as well as an array of shops, eateries, and boutiques, with easy transport links to the surrounding areas.

Bedroom One 10'6" x 8'7" (3.21 x 2.62)

Bedroom Two 9'7" x 8'7" max (2.93 x 2.62 max)

Bathroom 8'0" x 6'1" (2.46 x 1.87)

Kitchen Living Area 19'5" x 14'7" (5.93 x 4.46)

Lease & Maintenance Information

The vendor informs us the property has a 117 year lease, the service charge is £815 paid every six months & a ground rent of £215pa, pets are permitted however holiday lettings are not allowed.

We recommend these details are checked by a solicitor before incurring costs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

