



Instinct Guides You



Copyhold Lane, Dorchester, DT2 9LT £110,000

- No Onward Chain
- Generous One Bedroom Apartment
- Attractive Period Building With Grounds
- Allocated Parking
- Beautiful Country Walks Nearby
- Large Double Bedroom
- Transport Links To Dorchester



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with no onward chain, this spacious one-bedroom apartment is situated atop Whitefriars, a stunning period building that exudes character and kerb appeal. Located in the charming village of Winterbourne Abbas, just a short distance from the historic county town of Dorchester, the property benefits from allocated parking set amidst mature and attractive communal grounds.

The apartment features generous proportions throughout. Upon entry, you are welcomed into a spacious lounge/dining room that offers versatility in layout, allowing for a range of furniture arrangements. Natural light streams in through two elegant sash windows, while a feature fireplace adds charm and serves as a focal point. An opening seamlessly connects to the modern kitchen, thoughtfully positioned at the heart of the home. The kitchen is fitted with a range of cabinets, an integrated electric oven and hob, and ample space for freestanding appliances.

The generously sized bedroom boasts delightful views of the communal grounds and the scenic landscape beyond. The adjoining bathroom is finished with a contemporary white suite, including a bath with an overhead shower, a W/C, and a basin.

The communal garden provides a mature and diverse outdoor space, complete with visitor parking and inviting seating areas. Nearby country walks offer breathtaking views of the rolling hills surrounding Winterbourne Abbas, adding to the appeal of this property.

Lounge / Dining Room 18'2" x 14'6" (5.56 x 4.44)

Kitchen 8'2" max x 8'1" max (2.49 max x 2.48 max)

Bedroom 18'0" max x 13'4" max (5.50 max x 4.07 max)

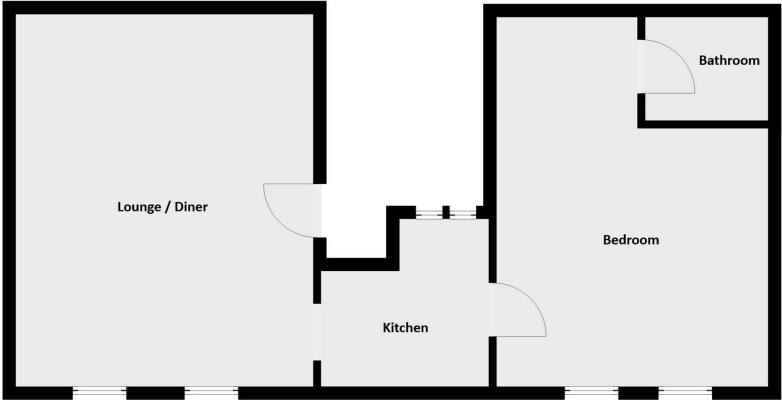
Bathroom 6'4" x 5'4" (1.95 x 1.64)


Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 103 years, with an 1/8th share of freehold, the service charge is £111pcm, pets are permitted by consent and holiday lettings are not permitted. The property sits within a conservation area.

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			78
(81-91) B			
(69-80) C			
(55-68) D			42
(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	