



**Connells**

Benjamin Ferrey House Somerleigh Road  
Dorchester

# Benjamin Ferrey House Somerleigh Road Dorchester DT1 1TL

for sale guide price  
**£270,000**



## Property Description

Situated Close to Dorchester Town Centre this upper floor apartment would suit many a buyer. The property boasts impressive windows and ceiling height making the home spacious and light throughout. There is an entrance hall with doors leading to the lounge, bedroom's 2 & 3 , a bathroom and stairs leading to the landing and master bedroom.

The lounge is generous, dual aspect and has a door leading to a fitted kitchen where there are a variety of wall and base cupboards along with integrated appliances for ease. There is a staircase up to the Mezzanine previously used as a dining area which has access to the master bedroom which offers fantastic wardrobe space, an ensuite shower room with the added bonus of a bath and a door leading out on to the landing which is accessed via the entrance hall. This property offers an allocated parking space and must be viewed to appreciate all it has to offer.

## Communal Entrance

From the car park there is a communal security entrance door which leads into a hallway where there is access to your apartment private post box and the stairs leading up onto the upper floor and landing.

## Entrance Hall

From the upper floor landing there is a private front door into the apartment into the entrance hall. There is a radiator, a wall mounted phone intercom, carpet flooring, spotlights, powerpoints, doors leading to the lounge,

bedroom 2 & 3 plus the bathroom and stairs leading to the landing and master bedroom with an understairs cupboard.

## Bathroom

There is a bath with mixer taps for an over head shower attachment, a wash hand basin, a wall mounted and mirrored vanity cupboard, shaver points, towel rail, WC, partial tiling, an extractor fan, a radiator and a door leading into the entrance hall.

## Bedroom 2

11' 2" max x 9' 7" Plus window recess narrowing to ( 3.40m max x 2.92m Plus window recess narrowing to )

Door from the entrance hall, impressive ceiling height, single glazed window to the front, carpet flooring, wall lights, power points, radiator and wall mounted cupboard housing the electric consumer unit.

## Bedroom 3

9' 2" plus window recess x 7' 7" narrowing to ( 2.79m plus window recess x 2.31m narrowing to )

Door from the entrance hall previously used as a study , carpet flooring, power points, radiator and single glazed window to the front.

## Lounge

24' 2" x 12' 7" narrowing to ( 7.37m x 3.84m narrowing to )

There is a door leading into the dual aspect lounge from the entrance hall, there are two single glazed windows to the front and one



single glazed window to the side, three radiators, powerpoints, television point, telephone point, wall lights, spotlights and a door leading to the kitchen plus stairs which lead up onto the mezzanine dining area with an understairs cupboard and impressive ceiling height.

## Kitchen

9' 4" Plus window recess x 7' 5" narrowing to ( 2.84m Plus window recess x 2.26m narrowing to )

Leading from the lounge there is a fitted kitchen with a selection of wall and base cupboard including drawers, there is a stainless steel 1 1/2 bowl sink with draining board, work surfaces, power points, a valliant gas central heating boiler in a wall cupboard, an eye level oven with separate grill above and a 4 ring gas hob with a cookerhood over. There are spotlights, tile effect vinyl flooring and a single glazed window to the side.

## Mezzanine

12' 8" Floor Space x 11' Floor Space narrowing to ( 3.86m Floor Space x 3.35m Floor Space narrowing to )

With stairs from the lounge the mezzanine is perfect to use as a additional reception area and has been previously used as a dining space, there is carpet flooring, wall lights, power points, two radiators. High ceilings to the living room area with large windows on 3 aspects to the living room providing a wealth of daylight. There is wooden bannister enclosing and a door leading into the master bedroom.

## Bedroom 1

13' 8" Max x 13' 2" Into wardrobe narrowing to ( 4.17m Max x 4.01m Into wardrobe narrowing to )

Door leading to mezzanine dining area, single

glazed window to the side, a fantastic 4 door sliding and mirrored built in wardrobe with rail and shelving, power points , carpet flooring, radiator, telephone point, television point, doors to landing and ensuite.

## Ensuite

Door from the master bedroom, bath with fitted wall mounted towel rail, separate shower cubicle with over head shower, wash hand basin, built in storage cupboards, WC, partially tiled, carpet flooring and single glazed window to the front.

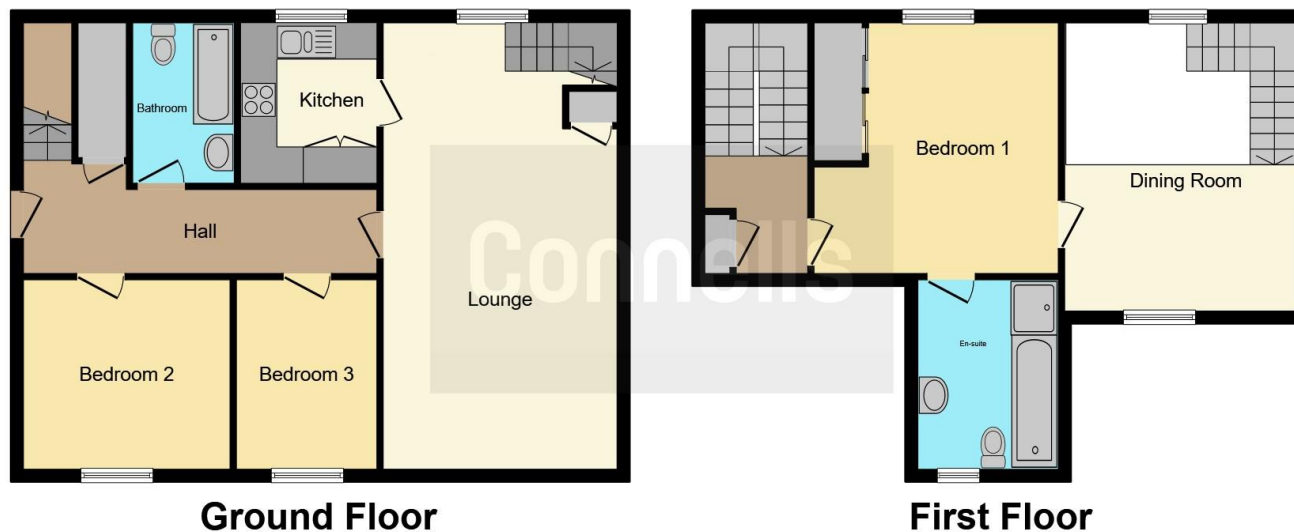
## Parking

This apartment comes with allocated parking for one car which can be found under the arch in the private resident car park close to the communal entrance.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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