



Connells

Southfield House South Walks Road
Dorchester



Property Description

Situated moments from the heart of Dorset's county town, Dorchester, lies this second floor retirement apartment. A light and spacious apartment with generous room sizes, accommodation includes hallway with storage and airing cupboard, modern kitchen, generous sized lounge-diner overlooking the town, two spacious bedrooms and shower room. There is communal parking and gardens to the rear of the development.

Southfield House is an incredibly popular retirement development for the over 60's. The building offers a lift service as well as various other communal services including a lounge whilst being located ideally close to town.

Ground Floor

Communal Entrance

The ground floor communal entrance has two entrances, one to the front with a security intercom a few minutes walk from town and its shopping facilities and one to the rear accessed from the car park. A lift and stairs services all floors.

Second Floor

Entrance Hall

Entrance door leads into the entrance hall, with a double glazed window, an electric storage heater, a telephone with intercom, an airing cupboard with shelving, a further built in cupboard with shelving and doors leading to the lounge, the shower room and bedrooms 1 and 2.

Lounge

10' 2" x 17' 11" (3.10m x 5.46m)

A door leads from the entrance hall to the carpeted lounge, with a triple aspect double glazed window to the front, an electric storage heater, a television aerial socket, power points, a fireplace with an electric fire, an assistance/emergency pull cord and a door leading to the kitchen.

Kitchen

10' 1" x 5' 8" (3.07m x 1.73m)

A door leads from the lounge to the fitted kitchen with a range of wall and base units with wooden worktops over, vinyl flooring, an integral electric oven and hob with a cookerhood over, a space for a fridge freezer, an extractor fan, a stainless steel single bowl sink and drainer, plumbing for a washing machine and an assistance/emergency pull cord.

Bedroom 1

10' 2" x 13' 2" (3.10m x 4.01m)

A door leads from the entrance hall to a carpeted bedroom 1 with a 4 door built in wardrobe with hanging rails and shelves, a double glazed window to the front aspect, a telephone point, a television aerial socket, power points. Additionally there is separate fitted cupboards along with a dressing table with drawers and shelving and an assistance/emergency pull cord.

Bedroom 2

9' 10" x 6' 6" (3.00m x 1.98m)

A door leads from the entrance hall to bedroom 2, with a double glazed window to the front aspect, an electric storage heater, power points, fitted shelving and an assistance/emergency pull cord.

Shower Room

A door leads from the entrance hall to the tiled shower room, with a WC, a wash hand basin with a mirrored cupboard above, an electric wall heater, a heated towel rail, and a 1 1/2 cubicle shower with a seat, an electric shower, a handrail and an assistance/emergency pull cord.

Outside Space

The property benefits from a mature communal garden and parking on a first come first served basis.









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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3 High West Street
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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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