



**Connells**

Edgcumbe Manor Somerleigh Road  
Dorchester



Edgcumbe Manor Somerleigh Road  
Dorchester DT1 1AE

for sale offers in the region of  
**£210,000**



### Property Description

Situated close to the heart of Dorset's county town, Dorchester, lies this spacious retirement apartment for the over 65's. The property comprises a generous dual-aspect lounge, modern kitchen-diner, recently updated shower room, storage cupboards and two well-proportioned bedrooms. The property situated on the second floor enjoys views across the town and is serviced by a lift just outside the front door. The building also offers a communal lounge, library, gardens as well as benefitting from warden assistance provided by Somerleigh Court.

### Entrance Hall

The front door leads into an L shaped entrance hall with a security intercom, a radiator, a cupboard and the consumer board. Doors lead to the lounge, the bedroom and the shower room.

### Lounge

18' 2" x 17' 6" ( 5.54m x 5.33m )

A door leads from the entrance into the dual aspect lounge with windows to the front and side, two radiators, a television aerial socket, a telephone point and a doorway leading into the kitchen.

### Kitchen

17' x 10' 6" ( 5.18m x 3.20m )

A doorway leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 /2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, a radiator, plumbing for a washing machine, space for a fridge freezer, a double glazed window to the rear aspect and the 3 year old gas central heating boiler which has been serviced annually.



### **Bedroom**

13' 6" x 9' 7" ( 4.11m x 2.92m )

A door leads from the entrance hall into the bedroom with a double glazed window to the front aspect, a radiator and a television aerial socket.

### **Shower Room**

A door from the entrance hall leads into the recently updated, part tiled shower room with a shower cubicle, a WC, a wash hand basin, a shaver point and an extractor fan.

### **Communal Facilities**

The property benefits from a lift that leads to outside the apartments front door, there is a communal lounge, a library, residents parking, gardens and warden assistance provided by Somerleigh Court.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: C

Council Tax  
Band: C

Service Charge:  
5628.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH308992](http://connells.co.uk/Property/DCH308992)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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