



45 Hascombe Court

Somerleigh Road, Dorchester, Dorset

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Somerleigh Road, Dorchester
Dorset, DT1 1AG

A one-bedroom, third-floor apartment for over 65s, offering independence and a high quality of life during retirement, all while being conveniently located near the town centre.



- No onward chain
- Third floor apartment
- Customisable care packages
- Off street resident/visitor parking
- Exclusive over 65's building
- Town centre location
- Wheelchair access

Guide Price £199,950

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Hascombe Court is part of a high-quality development of close-care apartments, providing on-site nursing home facilities and 24-hour emergency response in the heart of Dorchester. The flexible care package offers a range of services, including daily healthcare assistant visits, laundry and cleaning services, as well as guest suites for visitors.

A security entry phone gives access to the building. There is a communal entrance with a lift and stairs that will take you to all floors, as well as a lounge/dining room and other communal areas for residents to enjoy. The apartment has been designed to cater for wheelchair access, has gas fired central heating and double glazing.

ACCOMMODATION

The accommodation includes a spacious entrance hall with a convenient built-in cupboard. A glass-panelled door leads into a nicely-proportioned sitting/dining room with a south-facing aspect. The fitted kitchen features integrated appliances, including an eye-level oven, hob, dishwasher, washing machine and space for a freestanding tall fridge/freezer. The bedroom benefits from a pair of fitted wardrobes and the bathroom is equipped with white sanitary ware, offering both a shower and a bath.

OUTSIDE

Outside there are landscaped communal grounds with seating areas, paved terraces and parking spaces for residents and visitors.

SITUATION

Hascombe Court enjoys a convenient location in the heart of the county town, just a short walk from the high street and shops. The new Brewery Square development is also close by and boasts a variety of shops, restaurants and a multi-screen cinema.

The Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads, and Dorset County Hospital is also close by.

DIRECTIONS

What3words:///implore.firms.jousting

SERVICES

Mains water, electricity, gas and drainage are connected.
Gas fired central heating system.

Broadband - Ultrafast speed available

Mobile - Likely to have network coverage outdoors on all networks. Limited coverage indoors. (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease 150 years from January 2001 (126 years remaining).

Service charge £5,628 per annum, paid on a monthly basis in £469 amounts.

To include 24hr emergency response, monthly activities and two large events, building insurance, maintenance of communal areas and gardens.

The property falls within a conservation area.



Hascombe Court, Somerleigh Road, Dorchester

Approximate Area = 570 sq ft / 53 sq m

For identification only - Not to scale



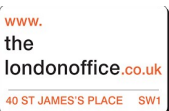
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1270020



| 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 | |



Dorchester/SXP/02.04.2025



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