



# 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 £180,000

Leasehold

Dorchester Sales  
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## 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.





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Approximate Area = 570 sq ft / 53 sq m

For identification only - Not to scale



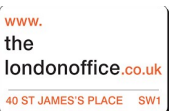
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1270020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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