

Symonds  
& Sampson

16c High Street

Fordington, Dorchester, Dorset

# 16c High Street

High Street, Fordington  
Dorchester, Dorset  
DT1 1JZ

This delightful top-floor flat offers two bedrooms, bright and airy living spaces, and is being sold with vacant possession and no onward chain.



- No forward chain
- Two double bedrooms
- Allocated parking space
- Well presented throughout
  - Top floor apartment
  - Grade II listed
  - Close to town

Guide Price £179,950

Share of Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)



## THE PROPERTY

Well presented throughout, the property is in good condition and benefits from gas-fired central heating and an allocated parking space.

## ACCOMMODATION

The accommodation briefly comprises an entrance hall, a spacious living/dining room filled with natural light from two sash windows, and a kitchen fitted with a range of cupboards and drawers, worktops with a sink and drainer, and space for white goods. There are two double bedrooms, and the bathroom features a white suite, including a bath with a fixed shower screen and electric shower over, WC, and wash basin.

## OUTSIDE

Outside, there is a communal area to the side of the building, with drying lines and space to store wheelie bins.

## SITUATION

The property is located in the Fordington area of Dorchester, close to countryside walks and Salisbury Fields. It falls within the catchment area of several highly regarded schools. The town centre is just a short distance away, offering a wide range of shops, restaurants, and leisure facilities, including the vibrant Brewery Square Development.

The Dorset County Hospital is nearby, and both Dorchester South and Dorchester West train stations offer direct services to London Waterloo and Bristol Temple Meads, respectively.

The town is home to a variety of sports clubs, including cricket, rugby, football, tennis, and golf. The surrounding countryside provides numerous footpaths and bridleways, perfect for walking, cycling, and riding. Just a few miles to the south lies the stunning Jurassic Coast, featuring sandy beaches, scenic coastal walks, and a variety of water sports opportunities.

## DIRECTIONS

What3words///unloaded.publish.artichoke

## SERVICES

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

Broadband - Ultrafast speed available

Mobile - It is reported that network coverage is likely to be available both indoors and outdoors with selected providers. (<https://www.ofcom.org.uk>)

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

## MATERIAL INFORMATION

Lease is 999 years from 29th September 1981. (955 years remaining)

The property benefits from a share of the freehold, with each owner holding a 1/3 share.

We are advised that there is no service charge or ground rent payable. Repairs are carried out on an ad-hoc basis, with costs shared equally between the three owners.

The property falls within a conservation area.  
Please note that the photos were taken in 2022.



# High Street, Fordington, Dorchester

Approximate Area = 730 sq ft / 68 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Symonds & Sampson. REF: 793017



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>	69	80
(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		
England & Wales		
	EU Directive 2002/91/EC	

Dorchester/SXP/28.04.2025



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