



Clyffe House
Tincton

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This second floor, spacious apartment can be located in the Grade II Listed building, originally built in the 19th Century and converted in the 1970s from a school to residential accommodation. The apartment is favourably situated within the village of Tincleton with a long driveway leading up to the building. Accommodation includes a generous living space with dining and sitting room area, kitchen, two double bedrooms with en-suite to the main bedroom and a modern bathroom. Externally, the property enjoys far-reaching countryside views, a large communal garden with terrace area, garage and two allocated parking spaces. EPC rating E.

Situated approximately five miles from the county town of Dorchester, Tincleton is a peaceful and idyllic Dorset village with all the advantages of proximity to major towns with excellent shopping and dining facilities and rail services to London Waterloo (approximately 2.5 hours from Dorchester). Nearby Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctors, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to nearby towns.



A staircase from the first floor leads to a set of double doors which provide direct access to the apartment's hallway. The hallway is approximately 30ft long and offers a large storage cupboard and an additional airing cupboard which houses the gas boiler.

The kitchen is fitted with a range of wall and base level units with worksurfaces over, tiled splashback and tile-effect flooring. Integral appliances include a fridge, dishwasher, electric oven and four-ring electric hob. There is space for a washing machine.

The generous living space with dining and sitting room area features a dual aspect with surrounding countryside views, exposed beams and corner gas fireplace with surround and mantle. There is ample space for a dining table and chairs

There are two double bedrooms at the property, both double in size with bedroom two benefitting from a mezzanine area with a fixed wooden ladder attached, vaulted ceiling and exposed beams. The room also offers a gas fireplace with stone surround and mantle. Bedroom one has a luxury en-suite comprising a walk-in shower, WC and wash hand basin with vanity storage below. The suite is partly carpeted and partly tiled.

The bathroom is predominantly tiled throughout and fitted to a high standard with facilities including an enclosed bath, WC, heated towel rail and wash hand basin with storage below.

Externally, steps lead down from the terraced area to the expansive lawned area with attractive trees, plants and shrubs. The property further benefits from a single garage with light and power and two allocated parking spaces.

Agents Notes:

There is a service charge of approximately £3,600 which includes ground rent.

There is also a yearly charge of approximately £75.00 for the communal driveway which is not included in the service charge.

Please note there is an annual charge varying from approximately £150.00 - £200.00 for the communal septic tank.

Lease length - From 1 January 1986 for 999 years.

Services:

Mains, electricity and water are connected. LPG gas fired central heating and septic tank.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

Room Dimensions:

Sitting Room Area	6.25m x 4.22m (20'06" x 13'10") max
Dining Room Area	5.28m x 4.09m (17'04" x 13'05") min
Kitchen	3.48m x 2.87m (11'5" x 9'4") max
Bedroom One	5.36m x 5.18m (17'07" x 17'00") max
En-suite	3.53m x 2.82m (11'07" x 9'03") min
Bedroom Two	5.97m x 3.38m (19'07" x 11'01") max
Bathroom	3.43m x 1.75m (11'03" x 5'09") max

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SECOND FLOOR
1532 sq.ft. (142.3 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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