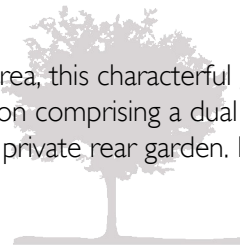




35 Colliton Street, Dorchester

Offered with no onward chain and located within a designated conservation area, this characterful ground floor, Grade II Listed apartment is situated in a central location in Dorchester. The apartment boasts well-presented and modern accommodation comprising a dual aspect sitting room, kitchen/dining room, double bedroom and shower room. Furthermore, the home enjoys the unique feature of being accompanied by a private rear garden. EPC rating C.

Asking price £179,950



Situation

The county town of 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 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's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, as well as regular bus routes to nearby communities.

Accommodation

Entrance

An inner hallway offers access to both principal rooms, a storage cupboard and also provides direct access to the garden.

Sitting Room

The character feel continues into the sitting room, with exposed wooden flooring and high skirting boards, There is also a central fireplace with attractive surround and wooden mantle.

Kitchen/Dining Room

The kitchen/dining room is fitted with a modern fitted kitchen area, with a range of dark green 'shaker' style wall and base level units and copper-effect worksurfaces over. Space is allocated for appliances and the room is complete with a stainless steel 1 ½ bowl sink and drainer and wood-effect flooring. There is space for a dining table and chairs and a door leads through to the shower room.

Shower Room

The shower room is furnished with a tastefully fitted suite including a walk-in shower cubicle with black marble effect tiling, WC and pedestal wash hand basin. A cupboard houses the central heating boiler.

Bedroom

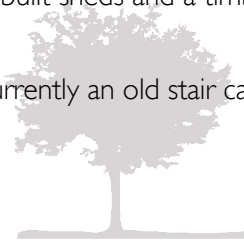
The bedroom at the property is double in size and benefits from a front aspect window allowing plentiful natural light to enter the room.

Outside

Externally, the property benefits from a private, enclosed garden, with two brick-built sheds and a timber shed.

Cellar

The cellar beneath the property can be utilized as a storage space and there is currently an old stair case to the apartment which could be re-installed (subject to any necessary consent).



Agents Notes

Lease length - 999 years from 19.2.2007.

Please note there is currently a buildings insurance charge of £571.38 which is renewable January each year.

Please note the costs for the maintenance of the building and communal areas are split between the three apartments in the building on an as and when basis. Each apartment is responsible for its own front door and windows.

Please note there is a right of access (in case of emergencies and only through the rear garden) for the remaining two flats in the building to access their gas meters (located in flat 1s cellar).

Please note flat 1 is the current Freeholder however, once the flat is sold, all three of the apartments in the building will become share of freehold.

Services

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

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is A.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

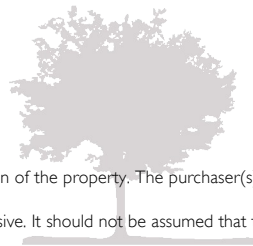
Tel: 01305 340860



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.





BASEMENT
370 sq.ft. (34.4 sq.m.) approx.

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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