



South Walks Road, Dorchester

Set within a conservation area and offered for sale with no onward chain is this freehold maisonette located in the Fordington area of Dorchester. The accommodation is modern and well presented throughout with an open plan living arrangement, shower room and stairs rising to a generous bedroom. EPC rating: E.



Asking price £169,950

### Situation

The property is situated in Fordington, an attractive and much sought after residential area with a strong community feel, conveniently located for access to the town centre with its shops, eateries and supermarkets. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.

### Accommodation

#### Entrance Hall

Enter via a part glazed door to the hallway which houses stairs rising to the first floor.

#### Open Plan Living 6.86m x 3.20m max (22'06" x 10'06" max)

The open plan living is light with a south facing rear window. The kitchen area is well appointed with modern wall and base level units with work surfaces and breakfast bar seating area over. Integral appliances include an electric oven and four ring electric hob. The kitchen is finished with tiled splash back and wood effect flooring. The remainder of the living space is laid to carpet. An inner lobby area offers further work surface and space for a washing machine.

#### Shower Room 0.66m x 2.44m (2'02" x 8'00")

The shower room is fitted with a suite consisting of a shower cubicle, WC and wash basin. The walls are fully tiled with wood effect flooring.

#### Bedroom 3.56m x 3.23m (11'8" x 10'7")

Stairs rise to the second floor where the generous bedroom is situated. The room gains natural light via two rear aspect Velux windows.

#### Outside

Externally, there is a storage room accessed from the rear, perfect for bike or outdoor equipment.

#### Agents Notes

The neighbouring properties to the rear have a right of way under the undercroft to pass either on foot or with vehicle. The owner has a right of way through the gate and over the path to access their front door. Please note there is a flying freehold at the property. The sellers holds an existing indemnity policy for this.

#### Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>





### Broadband

At the time of the listing standard, superfast and ultrafast broadband are available.

Mobile service indoors is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

### Services

Mains water, drainage and electric connected. Electric heaters throughout.

### 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

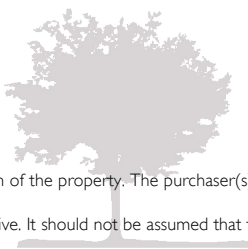
Tel: 01305 340860



Important notice. Parkers notify that:

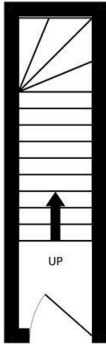
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

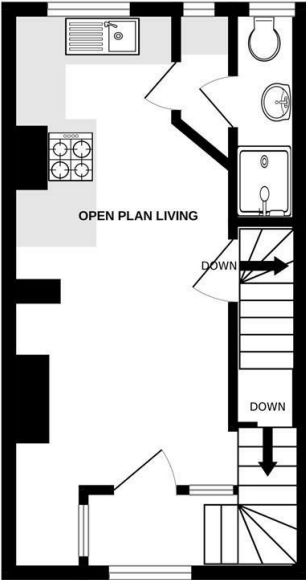




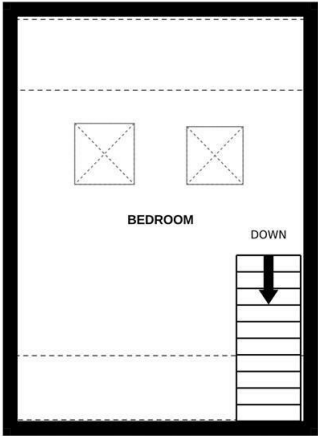
GROUND FLOOR  
46 sq ft. (4.2 sq.m.) approx.



1ST FLOOR  
252 sq ft. (23.4 sq.m.) approx.



2ND FLOOR  
201 sq ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 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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