



## 29 Damers Road, Dorchester

Situated within close proximity to Dorchester town centre and in a designated conservation area, is this two bedroom, ground floor apartment. The home is well-presented throughout, and further accommodation includes an open-plan kitchen and living space, bathroom and en-suite facilities. The property is also accompanied by a parking space. EPC rating B.



Asking price £235,000

### Situation

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

### Accommodation

#### Entrance

An entrance door takes you immediately through to the property's hallway, which in turn provides access to all principal accommodation. A double storage cupboard is located to the rear of the hallway.

#### Kitchen/Reception Room

The kitchen/reception room enjoys a social and open-plan layout, with space for both dining and living furniture. The kitchen area itself has been tastefully fitted with a range of wall and base level units with worksurfaces over. Integral appliances include a washer/dryer, Neff electric oven and four-ring electric hob with extractor hood above. Space is allocated for a fridge-freezer.

#### Bedrooms

Both bedrooms are double in size and receive plentiful natural light via front aspect windows. Bedroom one additionally benefits from an en-suite shower room with tiled shower cubicle, WC and wash hand basin.

#### Bathroom

The family bathroom has been furnished with a modern suite including a panel enclosed bath with shower attachment, WC and wash hand basin.

#### Agents Notes

Ground rent - £200.00 per annum.

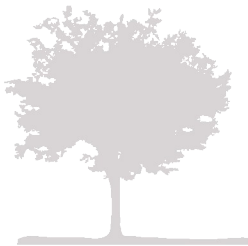
Service charge - £1,600.00 (includes water bill) per annum.

Lease length - 125 years from 17 January 2020.

#### 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 and Mobile Service

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

Mobile service indoors is limited. Outdoors, the mobile service is likely.

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

### 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 B.

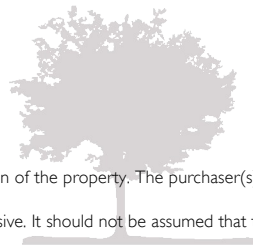
### Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

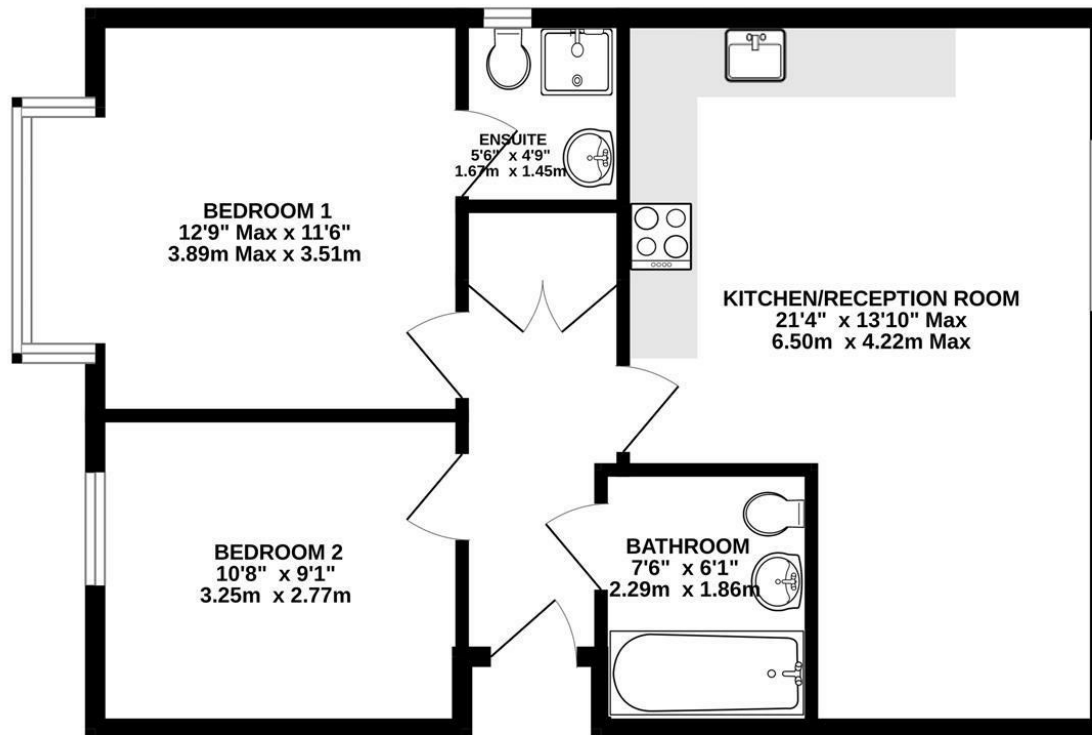


Important notice. Parkers notify that:

- 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**  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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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