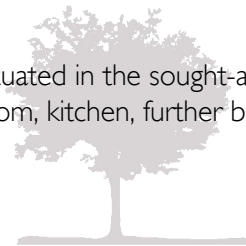




Mountain Ash Road, Dorchester

OFFERED WITH NO FORWARD CHAIN is this ground floor apartment, situated in the sought-after area of Dorchester, just a short distance from the town centre. The property, in need of modernisation, offers a generous bedroom, reception room, kitchen, further bedroom/study, and wet room. Externally, the property benefits from an outside courtyard space and a carport with shared drive. EPC rating D.



Offers over £165,000

Situation

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

Accommodation

Approach and Entrance

Entrance to the property is via a (shared??) driveway that leads to a single carport. A side door opens onto the property hallway giving access to the flat accommodation.

Bedroom / Study

A front aspect room with side aspect window offering natural light. The room lends itself well as a smaller bedroom or study, ideal for those working from home.

Bedroom

A generous front aspect bedroom with bay window offering natural light.

Reception Room

A further good size room with wood burning stove and French doors opening onto the courtyard garden space. A rear aspect door leads through to a hallway offering access to further accommodation.

Wet Room

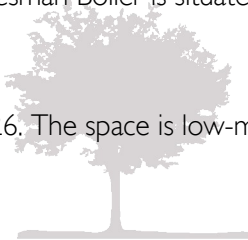
A fully tiled room with white suite comprising a WC, wash hand basin set into a vanity unit offering storage. There is a white heated towel radiator and a generous walk-in shower. A wall-hung unit offers a further storage solution.

Kitchen

The kitchen is a good-size and is furnished with a range of wall-and base level units with worksurface over. There is a stainless steel sink and drainer, Bosch, four-ring electric hob and Beko electric oven. The Viesman Boiler is situated in the corner. The dual aspect offers a light and spacious feel and there is a breakfast bar for dining.

Outside Space

The plot has been divided to provide an exclusive outside space for apartment 26. The space is low-maintenance and south facing with a pond.



Agents Notes

Lease length - 99 years from 1 January 1986

Please note there is an annual £10 rent payable.

The maintenance of common areas is arranged on an ad-hoc basis - 50% is payable

There is a 50% charge for building insurance annually.

Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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#>

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

The council tax band is B.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



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.

