



Flat 1, 52 Dorchester Road



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Maiden Newton, Dorset DT2 0BE

A very spacious period property located on Dorchester Road in the picturesque village of Maiden Newton. This delightful cottage style duplex boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is plenty of room for the whole family to unwind.

- Leasehold with share of freehold
- Very spacious duplex
- Village with great amenities
- Three bedrooms
- Large kitchen
- Private garden
- Private parking
- Chain free
- Three receptions
- Very good condition

Guide Price £350,000

THE PROPERTY

Forming part of a period conversion, with attractive flint and brick façade, under a tiled roof, this substantial three bedroom duplex property offers very spacious accommodation arranged over two floors.

Accommodation briefly comprises; Large L-shaped kitchen and dining room with glass doors onto the garden, hallway with WC and entrance lobby, family room and sitting room with original wood-block flooring. Upstairs are three bedrooms and a family bathroom.

OUTSIDE

Paved and terraced landscaped gardens stretch around three sides of the property with areas to sit out and enjoy. There is a single allocated parking space next to the garden.



SITUATION

Maiden Newton is a bustling village with a pub, well-stocked convenience store, newsagent, petrol station with mini-supermarket, doctor's surgery, primary school, hardware store, village hall and train station.

There are excellent road links to Dorchester and Bridport and the village is surrounded by lovely countryside with excellent walking via the many footpaths leading in all directions.

SERVICES and LEASE DETAILS

Electric heating, metered water, mains drainage.

The property has a 999 year lease from 1st Jan 2020 with a share of the freehold. There are 6 flats in total in the building each with a share of the freehold and a parking space. The service charge will be determined shortly and will cover buildings insurance, cleaning of communal hallways, lighting and maintenance of communal external areas. Ground rent is peppercorn. Holiday lets and private ownership are both permitted, pets are allowed. The service charge will commence from 1st January 2025.

VIEWINGS

Strictly via the selling agent stags.

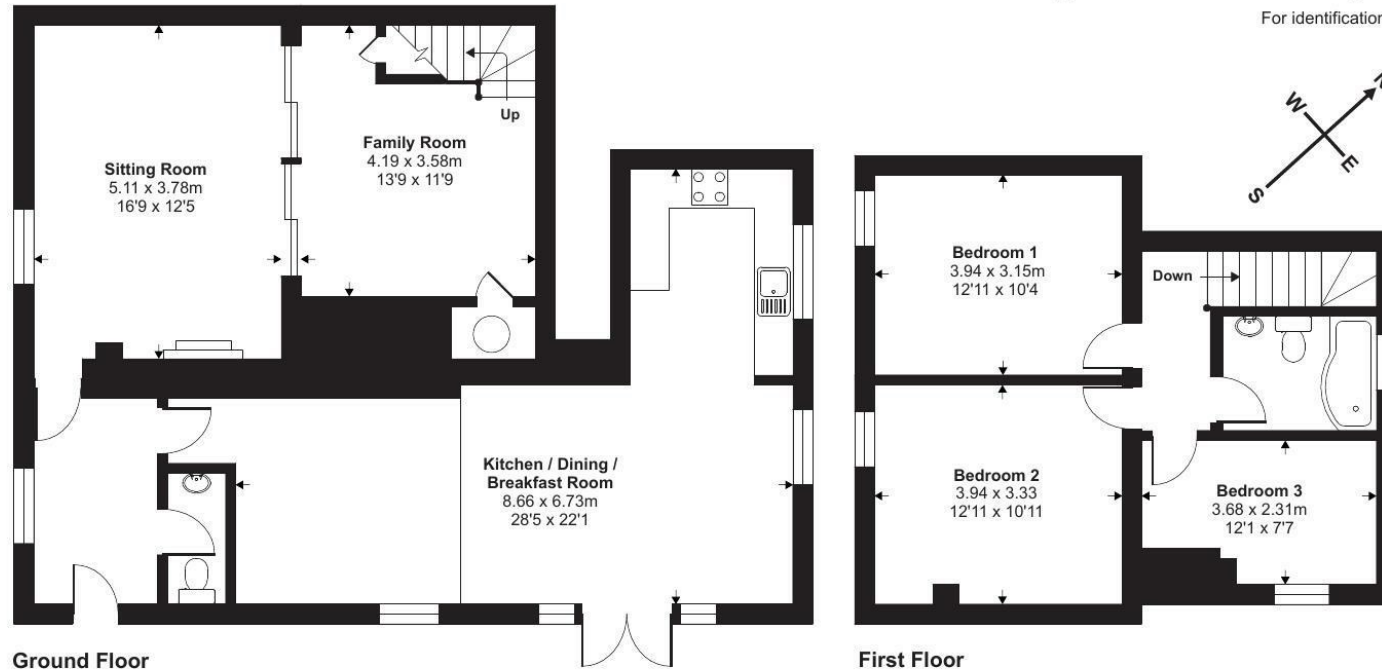
RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk



Flat 1 Cheverells Place, 52 Dorchester Road, Maiden Newton, Dorchester, Dorset, DT2 0BE
Approximate Area = 1482 sq ft / 137.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Stags. REF: 1125847

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(34-48) D	
(19-33) E	40
(7-18) F	
(1-6) G	51
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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