



PHOENIX HOUSE 16 HIGH EAST STREET

Dorchester, DT1 1HH

Price £139,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious 2/3 bedroom property with accommodation over two floors and situated in a very convenient location in the heart of Dorchester town centre. The property is offered for sale with no forward chain and offers very flexible accommodation. There is an open plan living area with a fitted kitchen, two bedrooms with the potential for three if required. The property will have the benefit of a new 125 year lease.

Situation

The county town of Dorchester is steeped in history and offers several places of interest and museums. There are a variety of independent shops, restaurants and coffee shops and there are excellent local transport links to London Waterloo and Bristol Temple Meads.

The local area

Dorchester is set amongst beautiful countryside with many walking and cycling routes nearby. The stunning Jurassic Coast is within 9 miles.

Local Authority

Dorset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance Hall

The communal front door has an entry phone system and stairs to all floors. There are post boxes on each flat.

Entrance Hall

Once on the 2nd floor landing there is a private front door to no5. Stairs lead to the 3rd floor there is a radiator and a handset for the entry phone.

Open Plan Sitting/Kitchen Room

The kitchen area has been fitted with a range of wall and base cabinets a roll edge worksurface incorporates a stainless steel sink unit with mixer taps. Fitted four ring gas hob with extractor above, built in fan assisted oven. There is space and plumbing for a washing machine and further space for a fridge freezer. The room has an attractive exposed brick chimney breast, laminate flooring, radiator and a window to the front.

Reception Room

Currently used as a bedroom this room could also be used as a dining room or home study area. Radiator and a window to the front.

Bathroom

With a matching suite comprising panel bath with a separate shower above, pedestal wash hand basin, close coupled WC. There is a heated towel rail, part tiled walls and an extractor fan.

3rd Floor Landing

This is a very useful area and is large enough to also be used as a study/office and natural light is provided by a velux window to the rear.

Bedroom

With a velux window to the front and a radiator. There is a wall mounted central heating boiler.

Bedroom

Again with a velux window to the front, radiator and access to the eaves.

Usefull Information

THE PROPERTY WILL BENEFIT FROM A NEW 125 YEAR LEASE The service charge is currently £2,500 per annum and £50 per annum ground rent. We understand that there is currently 67 years remaining on the lease. Parking permits are available from Dorset Council for on street parking.

Material information:

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Sewerage septic tank or cesspit etc. NO
- Flooding in the last 5 years NO
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

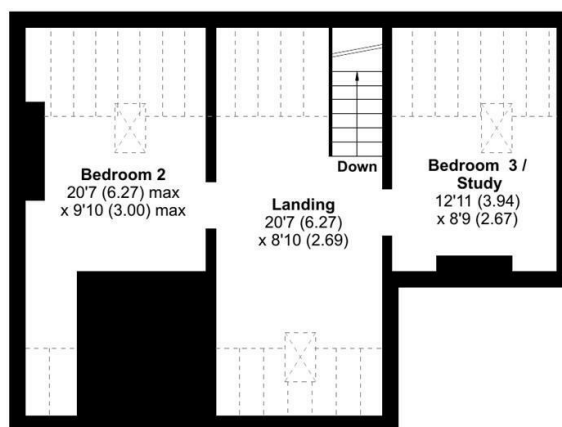
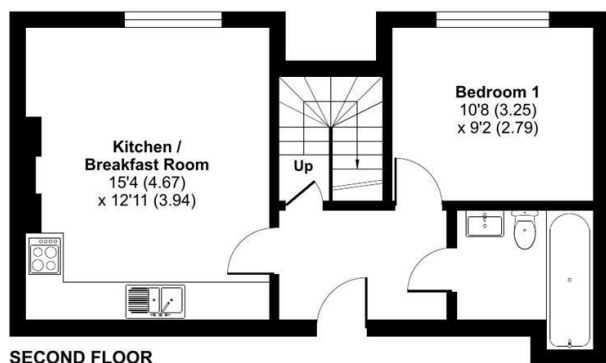
High East Street, Dorchester, DT1

Approximate Area = 737 sq ft / 68.5 sq m
Limited Use Area(s) = 225 sq ft / 20.9 sq m
Total = 962 sq ft / 89.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 976755



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01305 269200

dorchester@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

