



7 WHITFIELD ROAD

Dorchester, DT1 2NW

Price £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair Town and Country are delighted to offer for sale this purpose built 2 bedroom first floor flat located in a convenient location just a few moments walk from Poundbury and Dorset County Hospital. The property is being offered for sale with no forward chain and has spacious accommodation comprising of a sitting room, kitchen, 2 double bedrooms and bathroom. There is the further benefit of an allotment style garden and two outside storage sheds.

Situation

Whitfield Road is situated in a most convenient location for both Dorchester town centre and Poundbury. Dorchester offers a good variety of independent shops, coffee shops and restaurants.. There are many places of interest and excellent transport links to both London Waterloo and Bristol Temple Mead stations. Poundbury also benefits from local amenities including a Waitrose supermarket and Dorset County Hospital is also nearby as is the public open space of The Great Field.

The local area

The historic county town of Dorchester is set amongst beautiful rolling Dorset countryside and there are many delightful walks, cycle routes and other outdoor pursuits. The stunning Jurassic Coast with it's secluded beaches and cliffs is a short drive away.

Local Authority

Dorset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

This bright and airy flat is approached via a shared path to the rear and an external staircase leads to the first floor. A private front door leads to an enclosed UPVC entrance porch with a tiled floor. A further door leads to the entrance hall which has doors to all the principle rooms and a useful small fitted storage cupboard. The sitting room has a picture window to the front allowing ample natural light in and has a useful fitted unit with drawers and shelving. The kitchen is fitted with a range of modern hi-gloss wall and base cabinets with a contrasting worksurface incorporating a stainless steel sink unit with mixer taps. There is space for a slot in cooker and fridge freezer plus space and plumbing for a washing machine. This is a double aspect room with window to the rear and side. The bedrooms are both double rooms with the master bedroom having built in cupboards/wardrobe space, one housing the central heating boiler, and two windows to the front and side. The bathroom has a matching suite comprising a panel bath with separate Mira shower unit above, close coupled WC and pedestal wash hand basin. Natural light is from an obscure glazed window to the rear and there is a heated towel rail. Outside the flat benefits from two brick built storage cupboards, a area of timber decking, ideal for al fresco dining in the summer months and an allotment style garden.

ENTRANCE HALL

SITTING ROOM 4.68m (15' 3") X 3.53m (11' 5")

KITCHEN 3.4m (11' 1") X 2.35m (7' 7")

BEDROOM 1 3.54m (11' 6") X 3.53m (11' 6")

BEDROOM 2 3.4m (11' 1") X 3.11m (10' 2")

BATHROOM

Material Information..

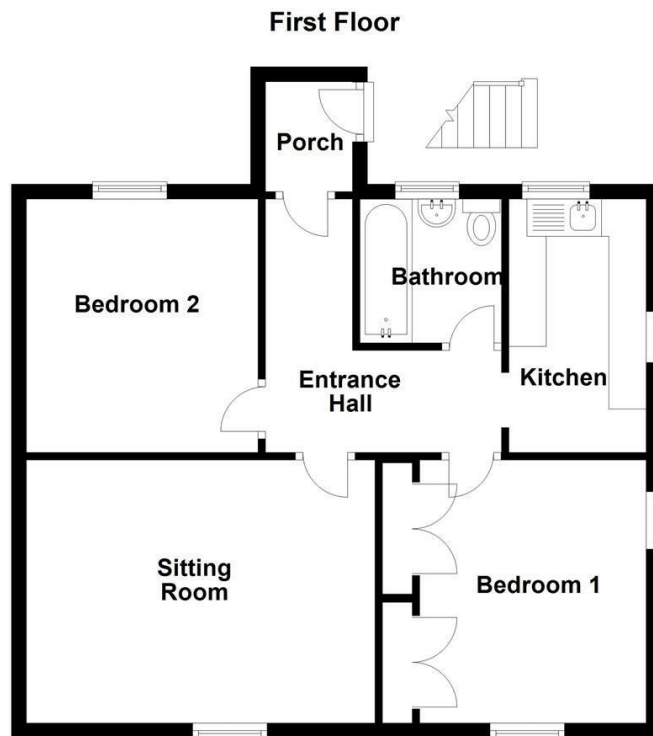
Additional information not previously mentioned

- Mains electric, gas and water.
- Water Meter
- Mains Sewerage
- 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

Useful Information

The property has an original 125 year lease with 95 years remaining. The current service charge is £734 per annum including ground rent.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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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)

