

Cornwall Road

Dorchester

£600,000

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11 Cornwall Road
Dorchester, DT1 1RT







SUBSTANTIAL VICTORIAN FREEHOLD | ARRANGED AS FOUR FLATS | INVESTMENT OR FAMILY HOME POTENTIAL

An exciting opportunity to acquire a substantial Victorian property in Dorchester, currently arranged as four self-contained flats. Offering considerable flexibility, the building may appeal to investors seeking rental accommodation or purchasers wishing to explore reinstating it as a spacious family residence, subject to the necessary consents. The accommodation offers a mixture of open-plan living spaces, kitchens, bedrooms and bathrooms, with the basement apartment also benefiting from direct access to the rear garden. Externally, there is a rear lawned garden with off-road parking. The combination of its attractive Victorian character, central location and four-apartment layout makes this a versatile property with clear income-producing potential. EPC rating D.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.








Flat 1 – Basement: Private entrance via steps and porch. Open-plan kitchen/diner/lounge, kitchen currently being replaced, electric storage heaters, double bedroom with access to the garden, and family bathroom with bath and overhead shower.

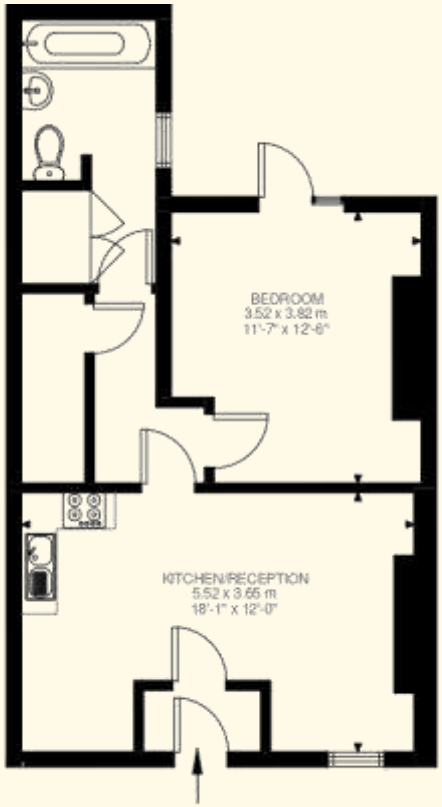
Flat 2 – Ground Floor: Bright open-plan kitchen/diner/lounge with fitted units and integrated electric oven/hob, airing cupboard, double bedroom and family bathroom with bath and overhead shower.

Flat 3 – First Floor: Living room with two front-facing windows and feature brick wall, fitted kitchen with integrated oven and hob, double bedroom, airing cupboard and family bathroom.

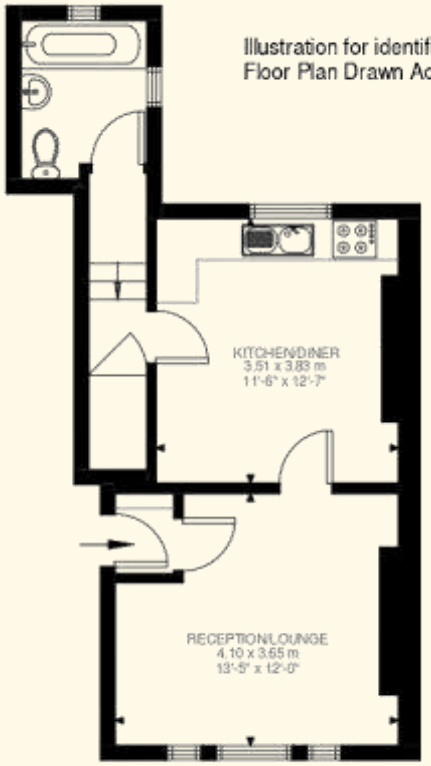
Flat 4 – Top Floor: Open-plan kitchen/diner/lounge with modern fitted kitchen, integrated appliances and skylight, double bedroom and bathroom.

Externally, the property benefits from a rear lawned garden and off-road parking, adding further appeal to the four-apartment configuration.

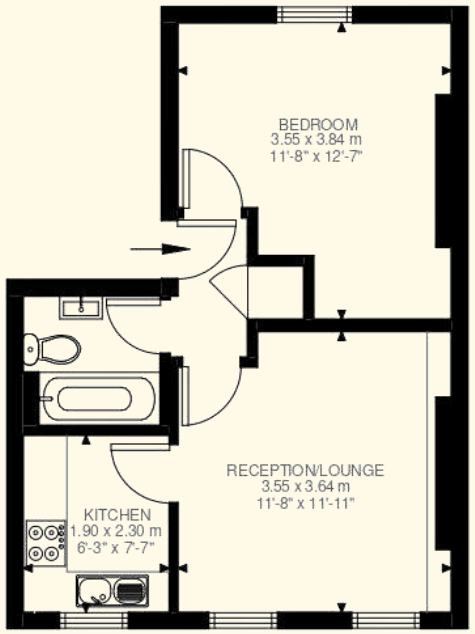
Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



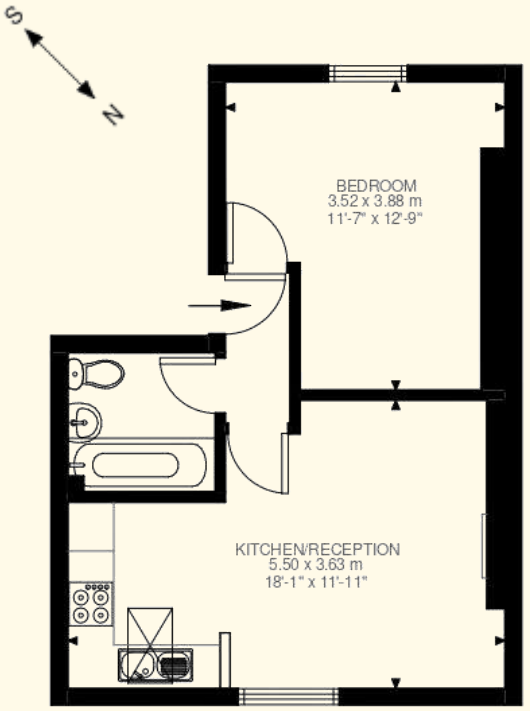
Lower Ground Floor
513 ft²



Ground Floor
406 ft²



First Floor
384 ft²



Second Floor
382 ft²

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-term-floodrisk.service.gov.uk/risk#

Broadband and Mobile Service:
At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

https://checker.ofcom.org.uk

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band A.

Services:
Mains electricity, water and drainage are connected.
Gas fired central heating.

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

Agents Notes:
Please note the property is unregistered.

Cornwall Road, DT1

Approximate Gross Internal Area
156.48 SQ.M / 1684 SQ.FT

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.

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The Property Ombudsman SALES