



Cornwall Road
Dorchester
£600,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A substantial Victorian house situated in central Dorchester within a designated Conservation Area, offering a distinctive period property with excellent town-centre accessibility. The property has been arranged to provide four self-contained apartments, extending across basement, ground, first and top-floor levels. 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.

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.

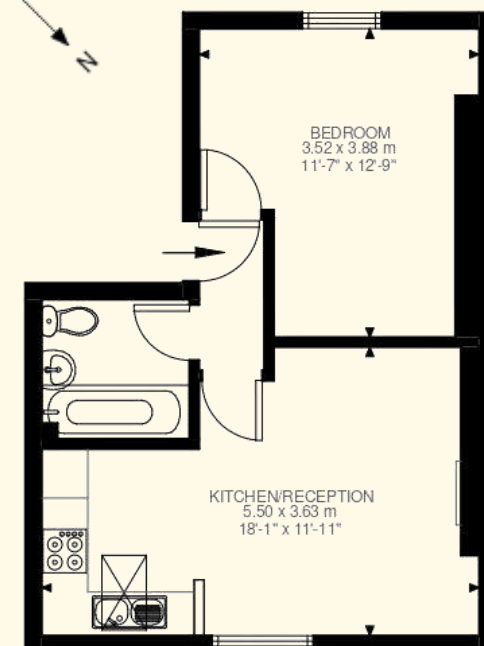
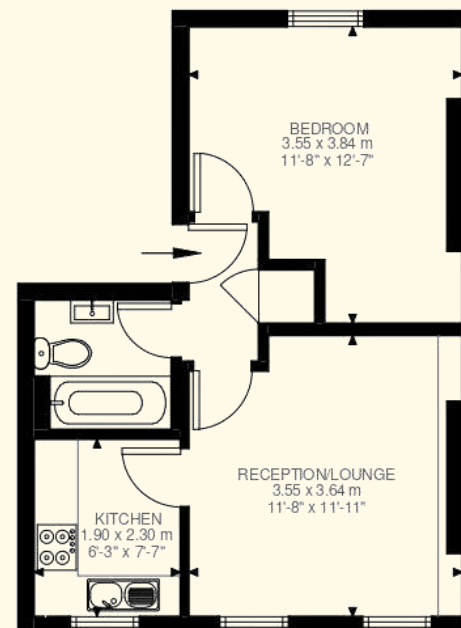
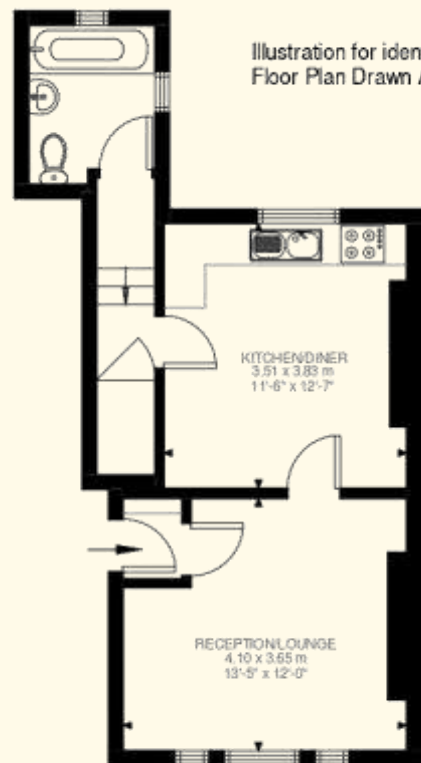
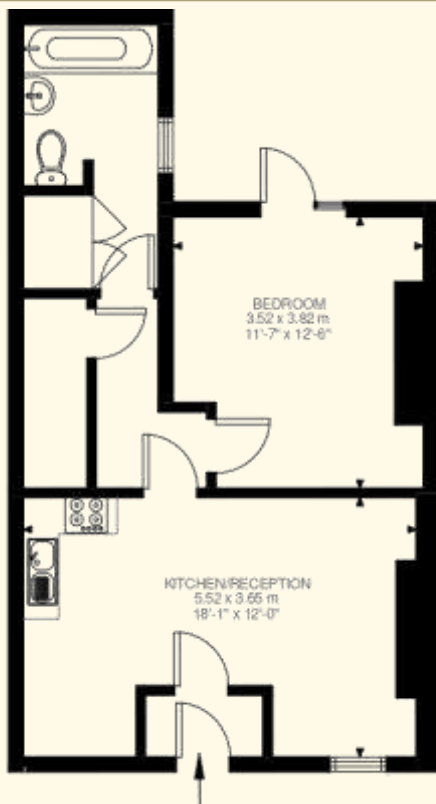
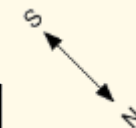


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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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