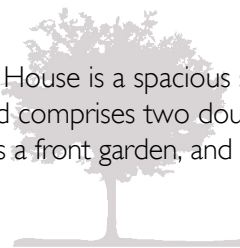


## Melcombe House, Dorchester

Ideally located on the sought-after Queens Avenue in Dorchester, Melcombe House is a spacious share-of-freehold, first-floor apartment with its own private entrance. The property boasts high ceilings and an abundance of natural light throughout, and comprises two double bedrooms with built-in wardrobes, a generous living room featuring a balcony, a well-appointed kitchen, and a bathroom. Externally, the property has a front garden, and a garage. EPC rating C.

Asking price £230,000



## Situation

Melcombe house is situated within a sought after area of Queens Avenue in 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, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. 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.

## Entrance

Entrance to the apartment is via a partially glazed door, with stairs rising to the landing and opening into a bright, generously proportioned hallway, where high ceilings and an open layout create an immediate sense of space and light while providing access to all rooms.

## Living Room

The living room is impressive in size and filled with plentiful natural light courtesy of the dual aspect, featuring a large window and a glazed door that opens onto the balcony, providing an outlook over the side and rear of the property. The room also features a central electric fire set within an exposed brick surround and wooden mantel that forms an attractive focal point.

## Kitchen

The kitchen is fitted with a range of wall and base level units, including two pantry cupboards, and incorporates an electric oven with four-ring electric hob, a one-and-a-half bowl stainless steel sink with mixer tap and drainer, and space for an under-counter fridge and washing machine. Additionally, the room houses the boiler and is finished with tiled floors and part tiled walls whilst filled with natural light from the double aspect windows.

## Bedrooms

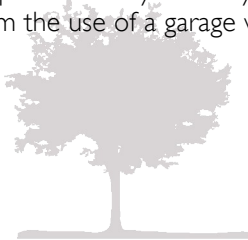
Bedroom One is a rear-aspect generously sized double with fitted wardrobes, while Bedroom Two is also a well-proportioned double with front aspect, benefiting from fitted wardrobes that provide excellent storage.

## Bathroom

The bathroom completes the accommodation with a suite comprising a panel-enclosed bath with overhead shower attachment, low-level W/C, hand wash basin, radiator, and a good-sized window allowing for natural light.

## Externally

On approaching the building, the front garden is arranged with a pathway adjoining the property, leading to both the glazed entrance door and around to the rear. The remainder of the front garden is laid to lawn, complemented by a variety of mature trees and shrubs that create an attractive outlook on approach. The property also benefits from the use of a garage with an up-and-over door, providing further excellent storage solutions.



### Agents Notes

Terms of the leasehold are 999 years from 1 January 2005

We are advised that there is no management agency or management fee for this property. Maintenance to communal areas is on an ad-hoc basis.

Buy-to-Let purchases are not permitted for this property

Please note Queens Avenue is set in a conservation area although the property is not.

### Flood Risk

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

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Broadband and Mobile Service

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Services

Mains electricity and water are connected.

Gas central heating.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council tax band C.

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

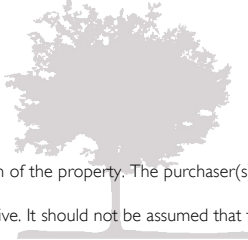
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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.





### FIRST FLOOR 776 sq.ft. (72.1 sq.m.) approx.

