



17 SOUTHFIELD HOUSE

Dorchester, DT1 1AD

Price Guide £170,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This two bedroom, ground floor apartment is situated within Southfield House, an over 60s development, located close to Dorchester town centre. Accommodation includes a generous sized sitting room, kitchen, two bedrooms and shower room. Additionally, the apartment enjoys the use of the lovely communal gardens and shared parking

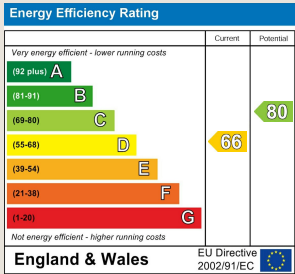
Situation

The Local Area*
Dorchester South Train Station - 0.8 miles
Jurassic Coast - 7.9 miles
West Bay - 15.9 miles

*All distances are approximate and sourced from Google Maps

Local Authority

Dorset Council Tax Band: B
Tenure: Leasehold
EPC Rating: D



PROPERTY DESCRIPTION

Hallway

Doors leading to 2 bedrooms, bathroom and lounge. Large coat closet with hanging rail. Airing cupboard with water tank and shelving. Thermostat, careline pull cord and door entry system.

Living Room

Large lounge with double aspect windows with views of the communal gardens and town beyond the boundary wall. . Thermostat, phone line and TV aerial port. Electric fire and careline pull cord. Kitchen accessed off lounge.

Kitchen

Off the lounge the kitchen has a small window with a view of garden. Sink, washing machine, integrated hob and oven. Overhead extractor fan and freestanding fridge freezer. Cupboards and draws of differing sizes. Lino flooring and tiled splash back. Careline pull cord.

Bedroom 1

Large fitted wardrobe, radiator, window with view to communal garden. Careline pull cord.

Bedroom 2

Radiator. Slim wardrobe next to small fitted draws and cupboard. View to wrap around communal gardens and town beyond.

Bathroom

Shower unit with electric shower and foldaway shower stool. Toilet, hand basin with under sink storage and mirror vanity with lighting above. Small fan heater, extractor fan and careline pull cord.

Outside

Communal parking area with no allocated spaces.
Use of communal gardens.

Material Information_

Additional information not previously mentioned

- Mains electric and water.Electric heating.
- Mains drainage

- 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

Purchasers Note

This property is leasehold on a 99 year lease from September 1988.

Current service charge approx £214 per month.

Over 60 years old only.

No pets or subletting.

Current ground rent £70 per annum.

Purchase subject to interview with the house manager.

PROPERTY DESCRIPTION



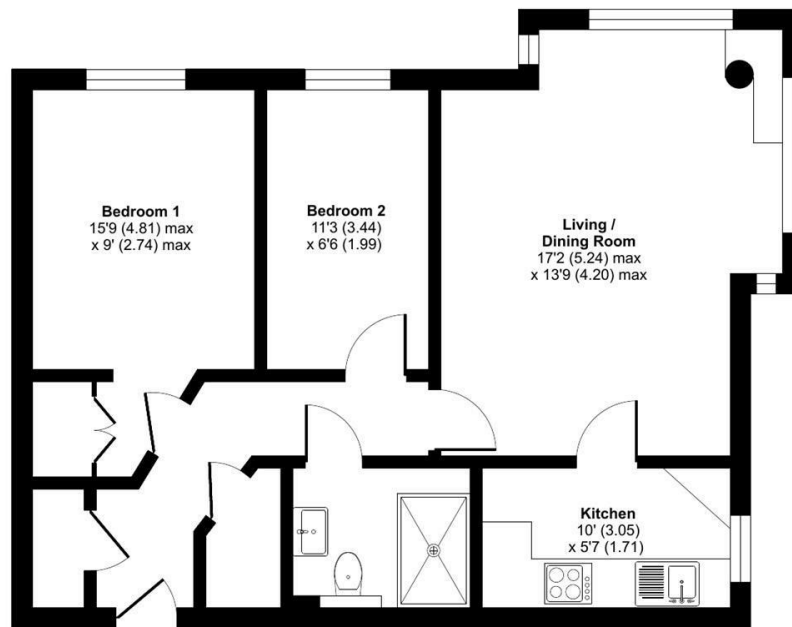




South Walks Road, Dorchester, DT1

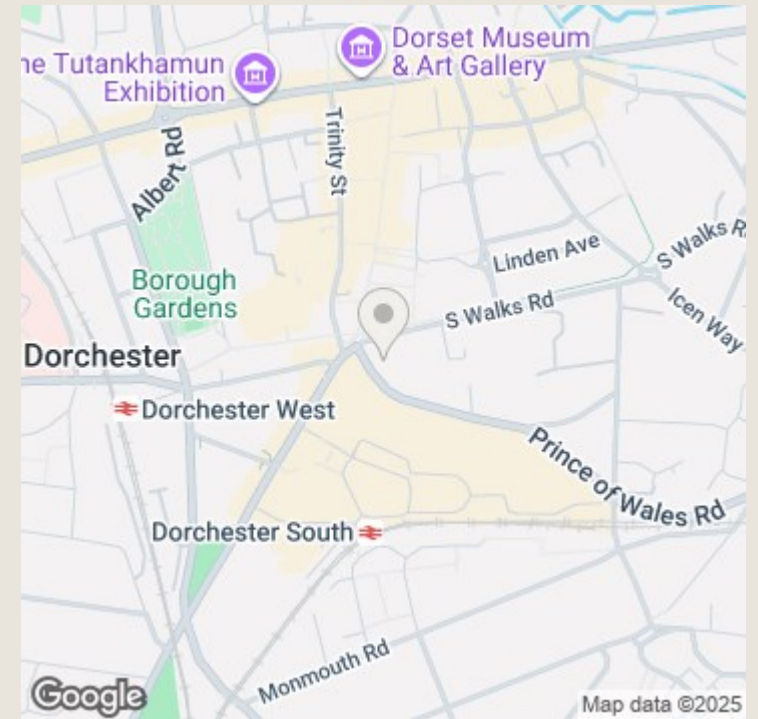
Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Mayfair Town & Country. REF: 1279537



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

01308 862606

beaminster@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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

