PARKERS

01305 340860

Independent Property Consultants and Valuers

Athelstan Road, Dorchester

Price guide £220,000

OFFERED WITH NO FORWARD CHAIN and located within a conservation area, this well-presented ground-floor apartment forms part of an excellent conversion of the former farm buildings. The property offers well-proportioned, dual aspect accommodation comprising a sitting/dining room, kitchen, two double bedrooms, family bathroom and en-suite facilities to the principal bedroom. Externally, the property benefits from the exclusive right to use two allocated parking spaces, one of which is a carport. EPC Rating C.

21 Fordington Dairy Athelstan Road, Dorchester, Dorset, DT1 1FD

Situation
The property is situated in Fordington, an attractive and much sought after residential area conveniently located for access to the town centre with its shops, eateries and supermarkets. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.

Accommodation
Fordington Dairy is accessed via automatic gates, with entrance to the apartment through a communal hallway leading to the apartment's front door. The front door opens into a hallway providing access to all rooms. The apartment is presented to a high standard throughout, with a useful storage cupboard / airing cupboard housing the boiler located in the hallway. Neutral décor and wood-effect laminate flooring flow throughout the space and continue into the sitting/dining room.

Sitting/Dining Room
The stylish sitting/dining room boasts generous proportions, with dual-aspect windows flooding the space with natural light. The room is finished in neutral décor, complemented by attractive panelling that creates a striking feature wall. Wood-effect laminate flooring completes the space.

Kitchen
The modern kitchen benefits from dual-aspect windows and is fitted with a range of wall and base units, providing ample storage. Integrated appliances include a double oven, four-ring gas hob with extractor fan over, while space is provided for a washing machine and dishwasher. The room is finished with part-tiled walls and vinyl flooring.

Bedrooms
The home boasts two good sized double bedrooms, with bedroom two offering views over the quadrangle of Fordington Dairy. Bedroom one benefits from en-suite facilities comprising a shower, WC and wash hand basin with fitted vanity unit under.

Shower Room
The family bathroom is tastefully fitted with a white suite comprising a large step-in shower cubicle, WC and wash hand basin with fitted vanity storage. The room is finished with part-tiled walls and a fully tiled floor.

Externally
The properybenefits from an exclusive right to use two allocated parking spaces with one being a useful carport.

Agents Notes
Please note that there is planning for four sites currently being built by CG Fry in the local area: Ref P/FUL/2021/02623

Please note there is an annual service charge of £1,938.14 per annum and a £40 monthly communal service charge.

There is a lease of 999 years from 1 January 2000.

Templehill have confirmed pets are by approval.

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

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

Tel: 01305 211970

Council tax band C.

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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#

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.

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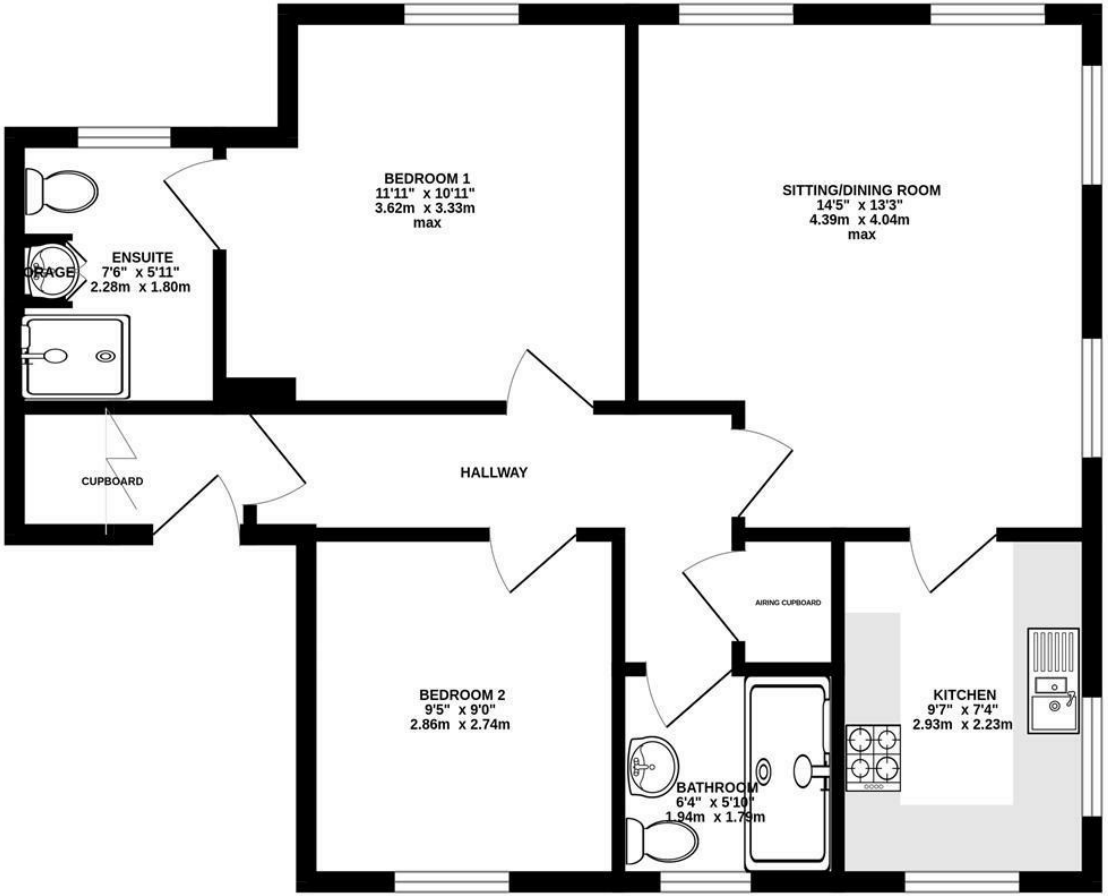
GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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