

Symonds
& Sampson



8 Foundry Court

High Street, Fordington, Dorchester, Dorset

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High Street, Fordington
Dorchester, Dorset
DT1 1JZ

A well-presented and spacious ground floor flat,
conveniently located close to the town centre and
benefiting from an allocated parking space.



- Ground floor flat
- Private front door
- Allocated parking space
- Well-presented throughout
 - One double bedroom
 - Close to town centre
 - No onward chain

Guide Price £159,950

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

The property is purpose-built and enjoys its own private front door, with a generous allocated parking space located directly opposite. The accommodation is spacious and maintained in good decorative order throughout.

The flat comprises an entrance hall with a linen cupboard housing the gas boiler, a double bedroom, and a bathroom fitted with a white suite including a bath with shower over and shower screen, stylish tiling, and laminate flooring.

The open-plan kitchen/living area is fitted with a range of cupboards and drawers, work surfaces with sink and drainer, an integrated electric oven and hob with extractor hood, and space for a washing machine and under-counter fridge. Wood-effect flooring runs throughout the principal living space, with ample room for a table and chairs. An archway leads into the living area, which benefits from a TV aerial connection and a double-glazed sash-style window.

Further benefits include gas central heating, double glazing, and allocated parking.

OUTSIDE

An archway leads to the allocated parking spaces and an area for wheelie bins, while a small flower border adjoins the property, offering space for a garden seat.

SITUATION

Located in the desirable Fordington area of Dorchester, this property is close to scenic countryside walks and the open spaces of Salisbury Fields. The town centre is just a short distance away, offering a wide range of shops, restaurants, and leisure facilities, including the vibrant Brewery Square development. Dorchester is also home to Dorset County Hospital.

Dorchester benefits from excellent transport links, with Dorchester South and Dorchester West train stations providing direct services to London Waterloo and Bristol Temple Meads, respectively.

DIRECTIONS

What3words://glance.reform.hologram

SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: B (Dorset Council - 01305 251010)



High Street, Fordington, Dorchester



Approximate Area = 512 sq ft / 47.5 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

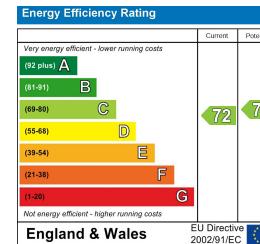
Total = 526 sq ft / 48.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1389437



LEASE DETAILS

Leasehold: 999 years from 1st January 1989 (962 years remaining).

Service charge: £424.78, payable twice yearly at the end of October and end of March. (Approximately £850 per annum)

No ground rent payable.

Managed by Temple Hill Management.

Restrictions:

- A cat may be kept at the property (dogs are not permitted)

- No vehicles over 3 tonnes may be kept at the property

MATERIAL INFORMATION

The property falls within a conservation area.



Dorchester/SXP/04.02.2026 rev



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