PARKERS

01305 340860

Independent Property Consultants and Valuers







Somerleigh Road, Dorchester

Asking price £250,000

A well-presented three-bedroom ground floor apartment situated within Glebe Court, set within a designated conservation area, in the heart of central Dorchester. The property offers spacious and versatile accommodation, including a generous sitting/dining room with an electric fire and double doors opening onto the communal garden, a well-equipped kitchen with integrated Miele appliances, three bedrooms including a principal bedroom with ensuite, and a separate family bathroom. The apartment further benefits from a west-facing landscaped outdoor space. There is the additional benefit of one allocated parking space. EPC rating C.

14 Glebe Court Somerleigh Road, Dorchester, DT1 1TJ

Situation

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.

Description

Entering the property, you are welcomed into a central hallway, providing access to all of the principal rooms and built in cupboards offering useful space for coats and shoes.

The sitting/dining room is a particularly generous and versatile space, enjoying plenty of natural light and offering ample room for both comfortable seating and a dining area. An electric fire provides an attractive focal point, while double doors open directly onto the communal garden.

The kitchen is positioned off the sitting/dining room and is fitted with a range of wall and base-level units, together with an integrated Miele fridge/freezer, built-in oven, four-ring gas hob and extractor hood. There is also space and plumbing for either a washing machine or dishwasher, depending on preference.

Bedroom two is a good-sized double bedroom and benefits from an outlook over the communal garden, providing a pleasant green aspect.

Bedroom three is a further well-proportioned bedroom, suitable for use as a bedroom, guest room or home office if required.

The principal bedroom is a generous room with the added benefit of a private ensuite, comprising a shower, WC and wash hand basin.

Completing the accommodation is the family bathroom, fitted with a bath, WC and wash hand basin.

Outside, the property benefits from one allocated parking space, and access to a west-facing lawned outdoor space, providing a pleasant area for sitting.

Agents Notes

Lease length - 999 years less one day from 21st September 2001.
Annual ground rent - £332.87
Annual service charge - £461.75
An annual estate charge of £158.00







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 and superfast 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 D.

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







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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