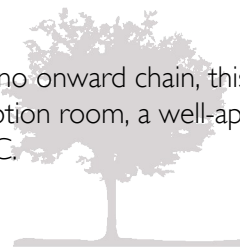




## Church Acre, Dorchester

Price guide £215,000

Set within the picturesque conservation area of Fordington and offered with no onward chain, this attractive first-floor two-bedroom apartment is just a short walk from Dorchester town centre. The property features a bright and welcoming reception room, a well-appointed kitchen, and a modern family shower room. Further benefits include ample built-in storage throughout and an allocated parking space. EPC rating C.



## Situation

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

## Accommodation

### Communal Entrance

Entrance to the property is via a communal door to the communal hallway with stairs rising to the first floor.

### Apartment 11

A private front door opens onto the hallway with doors giving access to all rooms in the apartment.

### Living Room

A south facing, spacious reception room with double aspect UPVC windows allowing plentiful natural light to the room

### Kitchen

The kitchen is fitted with a comprehensive range of wall and base units with worksurface over. There is an integrated Lamona electric oven and four-ring hob with extractor hood. Space and plumbing is provided for a fridge/freezer, washing machine and dishwasher. The room is finished with splashback tiling and Lyno flooring. A generous window offers natural light.

### Bedrooms

There are two good size and well-presented bedrooms.

### Shower Room

The shower room is fitted with a suite comprising a corner shower with rounded rainforest shower head and an additional shower head attachment, wash hand basin with vanity unit beneath offering storage and low-level WC. The walls are shower panelled and vinyl flooring finishes the room.

### Parking

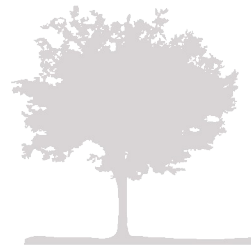
The property offers one allocated parking space.

### Agents Notes

Lease Length - 999 years from 1st April 1984.

The property is offered as a leasehold.

There is an annual service charge of £940.00 (billed semi-annually)



## Mobile and Broadband

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#>

## 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.

We are advised that the council tax band is B.

## Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

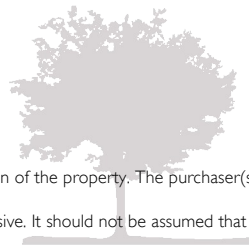
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

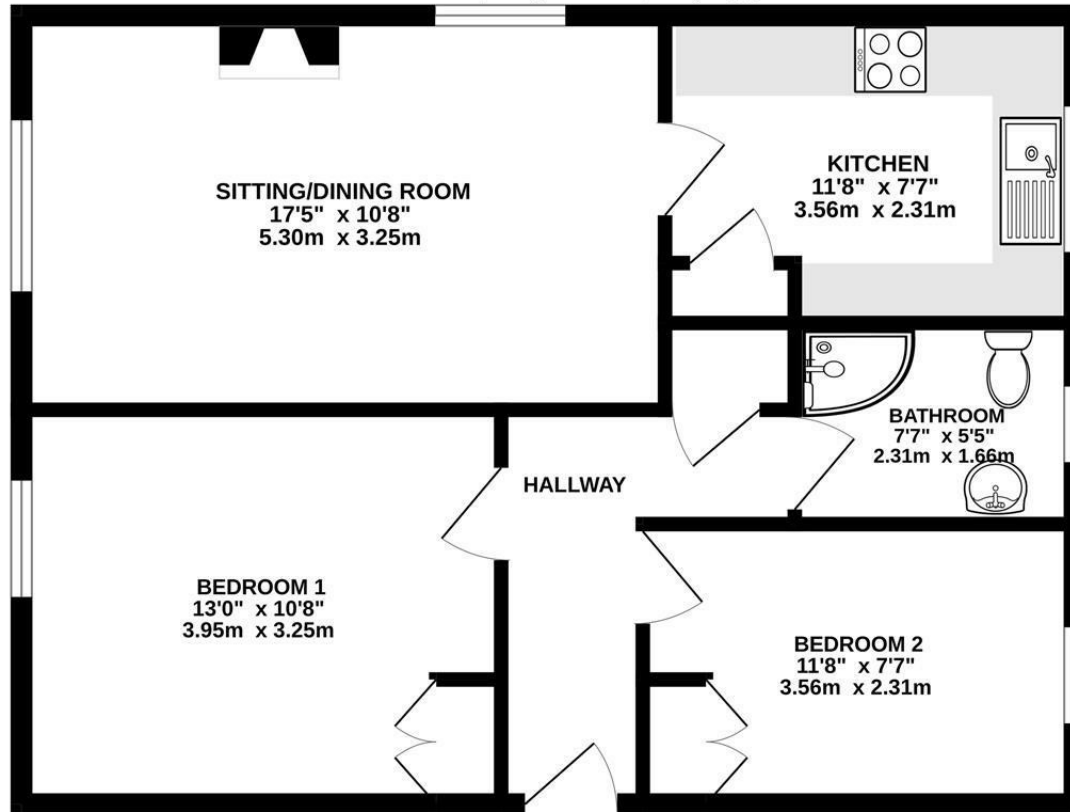
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





**GROUND FLOOR**  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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