

Symonds  
& Sampson

# 30 Hascombe Court

Somerleigh Road, Dorchester, Dorset

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Somerleigh Road, Dorchester  
Dorset, DT1 1AG

A spacious ground-floor apartment with 24-hour emergency support, on-site facilities, and customisable support services.



- Ground floor apartment
- Direct access to the gardens
  - Newly renovated
- Spacious bedroom with built in wardrobes
  - Customisable care options
  - Exclusive over 65's building
  - Central town centre location
- Off street resident/visitor parking

Guide Price **£220,000**

Leasehold

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## THE PROPERTY

Hascombe Court is part of a quality development of close-care apartments offering on site nursing home facilities and 24 hour emergency response within the centre of Dorchester. The customisable care package offers a range of services such as daily healthcare assistant visits, laundry and cleaning services and guest suites for visitors.

A security entry phone gives access to the building. Facilities include a light and airy coffee lounge/dining room, additional communal lounge with kitchen, library and plenty of outside spaces to enjoy. The apartment has been designed to cater for wheelchair access, has gas fired central heating and double glazing.

## ACCOMMODATION

This ground-floor apartment can be conveniently accessed directly from the communal gardens at the front of the building. The entrance hall includes a useful storage cupboard, and double doors open into a spacious sitting/dining room with French doors leading to the communal garden.

The contemporary kitchen is fitted with brand new worktops, sink drainer and hob, and also includes existing integral eye level Smeg oven, washer dryer and fridge freezer. The wall-mounted boiler, still under guarantee, is also located in the kitchen.

The double bedroom features a wall of fitted wardrobes, while the bathroom has a newly installed shower and enclosure and has a separate bath.

## OUTSIDE

Outside there are landscaped communal grounds with seating areas, paved terraces and parking spaces for residents and visitors. Communal patio and garden is accessed directly from the sitting room.

## SITUATION

Hascombe Court enjoys a convenient location in the heart of the county town, just a short walk from the high street and shops. The new Brewery Square development is also close by and boasts a variety of shops, restaurants and a multi-screen cinema.

The Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads, and Dorset County Hospital is also close by.

## SERVICES

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

Broadband - Superfast 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: C (Dorset Council - 01305 251010)

## LEASE DETAILS

Lease 150 years from 1st Jan 2001 (125 years remaining)  
Service charge £6190.80 per annum (2026), paid on a monthly basis in £515.90 amounts.

To include 24hr emergency response, monthly activities and two large events, building insurance, maintenance of communal areas and gardens.

A water usage charge is applied every six months, and the vendor advises that the most recent payment was £67.78.

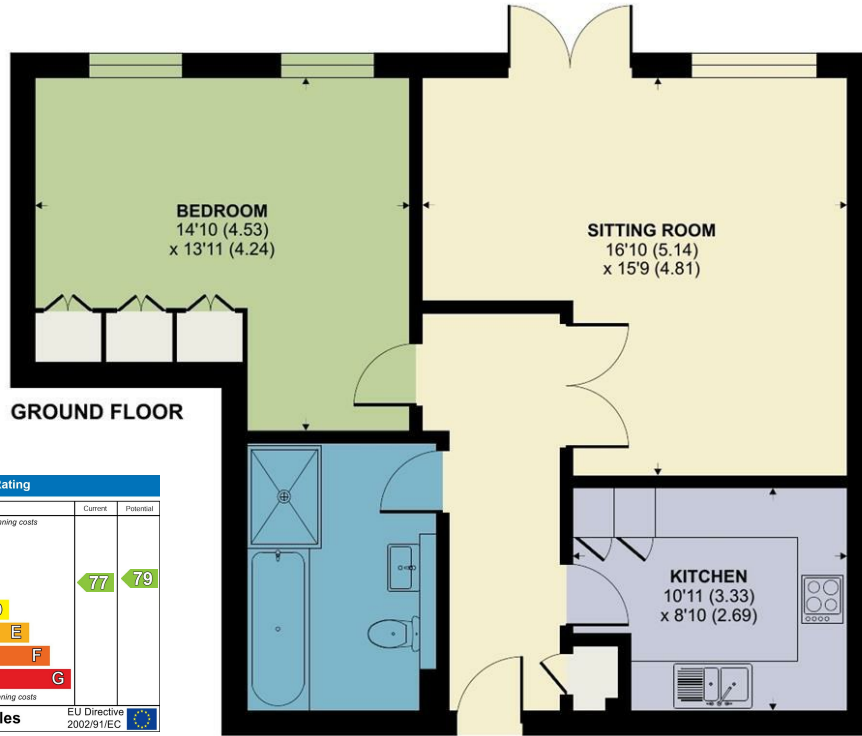
Please note: The property falls within a conservation area.



# Somerleigh Road, Dorchester

Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	79
EU Directive 2002/91/EC			

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: 1401455



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