



Symonds
& Sampson

38

Fourgates Road, Dorchester, Dorset,

38

Fourgates Road
Dorchester
Dorset
DT1 2NL

A spacious first floor apartment with 2 double bedrooms, open plan living areas and garage, located in Dorchester town.



- Generous living area
 - Leafy outlook
- Convenient location
 - Garage in a block
 - Communal gardens
- Good decorative order
- Gas central heating & double glazing
 - No chain

Guide Price **£155,000**

Leasehold

Dorchester Sales
01305 261008
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THE PROPERTY

Fourgates Road is conveniently positioned, with easy access to the town centre, local schools, Dorchester Hospital and the nearby Poundbury development. The property is situated on the first floor and enjoys a light and airy feel throughout.

A private entrance leads into the internal entrance hall, which benefits from a useful cloaks cupboard and provides access to the main hallway, with doors leading to all rooms.

The spacious sitting room features a large, sunny window overlooking a leafy aspect to the front, along with a generous built-in storage cupboard. The fitted kitchen is both practical and well designed, with a breakfast bar providing space for three or four stools. It is equipped with a gas hob and eye-level electric oven, with space for a fridge, freezer and washing machine. A large larder cupboard, with additional room for a further kitchen appliance, provides excellent storage.

Both double bedrooms are positioned to the rear of the apartment and benefit from built-in wardrobes. Completing the accommodation is a fully tiled family bathroom with a bathtub with shower over.

OUTSIDE

The property benefits from well maintained communal gardens which surround the main building. A single garage can be found to the rear of the property in a block, with up and over door.

SITUATION

Dorchester is a thriving county town offering an excellent range of shopping, dining and leisure facilities. The popular Brewery Square development provides a vibrant destination with restaurants, cafés, a cinema and a selection of independent and national retailers, while the town also benefits from a variety of sports and recreational facilities.

The property is well placed for a number of reputable schools and Dorset County Hospital, with Dorchester South and Dorchester West railway stations providing mainline services to London Waterloo and Bristol Temple Meads respectively. A Tesco superstore on the outskirts of Dorchester is also within easy reach.

DIRECTIONS

what3words:///shepherds.standard.copes

SERVICES

All main services are connected.
Gas fired 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)

LEASE DETAILS

Leasehold: 999 years from 14th June 1984 (956 years remaining).

Service Charge: £2,040 per annum (£170 per month), payable to and managed by Coco Property.

Ground rent: £10 per annum.

MATERIAL INFORMATION

Photographs were taken in September 2026.

Asbestos containing material is found in the boxing around soil pipes and electrical risers situated in a cupboard in the living room and the main bedroom.

Vendor has advised that there is a tumble dryer available for residents use in adjacent block.



Fourgates Road, Dorchester

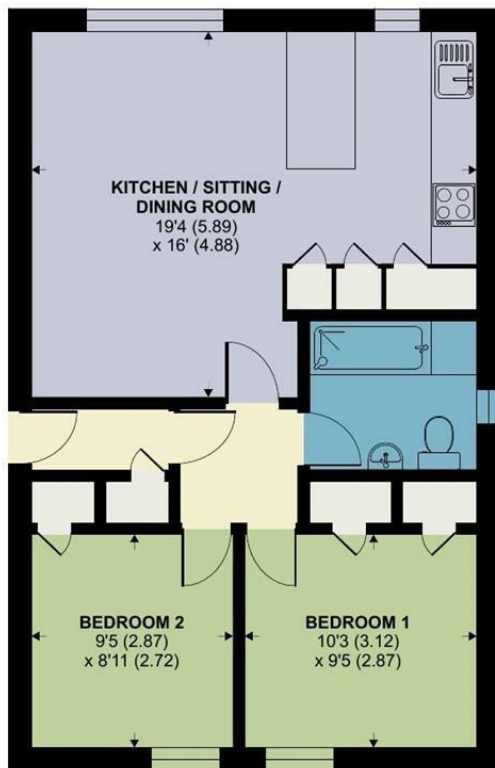
Approximate Area = 611 sq ft / 56.8 sq m

Garage = 154 sq ft / 14.3 sq m

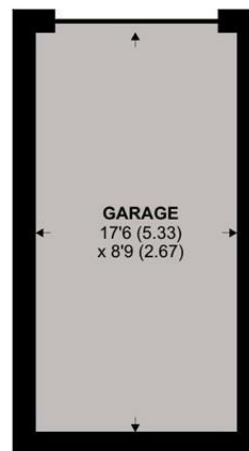
Total = 765 sq ft / 71.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76 79



FIRST FLOOR



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: 1521506



Dorchester/KW/08.10.26rev



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