



Cheverals Place



STAGS

Cheverals Place

52 Dorchester Road, Maiden Newton, DT2 0BE

INVESTMENT OPPORTUNITY: A superb period conversion comprising of six quality apartments, situated within the sought-after village of Maiden Newton.

- Investment Opportunity
- Two or Three Bed Apartments
- Tenants in place with ASTs
- Excellent Location with Transport Links
- Council Tax Band - Business Rated
- Six Apartments in Total
- Ranging from 608 SqFt to 1482 SqFt
- Gross: £66,000 per annum
- EPC Bands D & E
- Freehold

Guide Price £895,000

SITUATION

Maiden Newton is a popular and well-served Dorset village offering a range of amenities including a village shop, post office, primary school, public house, doctor's surgery and railway station with direct services to Dorchester, Weymouth, Bath and Bristol. Surrounded by beautiful countryside in the heart of the Frome Valley, the village enjoys excellent access to both the Jurassic Coast and the county town of Dorchester.

DESCRIPTION

Cheverals Place is an attractive detached period property occupying a prominent position on Dorchester Road in the sought-after village of Maiden Newton. Set within an established village setting, the property benefits from convenient access to the village amenities and railway station, whilst being surrounded by the beautiful Dorset countryside. The property offers substantial accommodation comprising of six 2-3 bedroom apartments ranging from 608 SqFt through to 1482 SqFt, each benefiting from an allocated parking space within the car park. Each unit has a tenant in situ

All units are currently occupied by tenants under Assured Shorthold Tenancy agreements.



ACCOMMODATION

FLAT 1

A spacious, two storey, apartment offering, in brief; an open plan kitchen/dining room with French doors, separate sitting room and further family room, as well as a cloakroom. Stair rises to three good-sized bedrooms and a family bathroom.

This flat also benefits from a courtyard area to the side.

FLAT 2

A ground floor apartment with open-plan kitchen/ dining/ sitting room, two bedrooms and a shower room.

FLAT 3

A ground floor apartment with open-plan kitchen/ dining/ sitting room, two bedrooms and a bathroom consisting of bath, separate shower, wash basin and WC.

FLAT 4

A first-floor apartment with open-plan kitchen/ dining/ living room, two bedrooms and a bathroom offering bath with shower over, wash basin and WC.

FLAT 5

Entering on the ground floor, a turning staircase rises to the first-floor landing off which is a well-proportioned kitchen/sitting room, two bedrooms and a large family bathroom with bath, separate corner shower unit, wash basin and WC.

FLAT 6

A second-floor apartment offering a large, open-plan living space with Velux windows and ample space for dining and sitting room furniture. Beyond is a spacious bedroom with Velux window, walk-in wardrobe, store cupboard containing boiler and bathroom consisting of bath with shower over, wash basin and WC.

SERVICES

Mains electricity, water and drainage. Heating via electric dimplex wall heaters.

Predicted broadband services and mobile coverage can be found on the Ofcom website.

Local Authority: Dorset Council. Maiden Newton Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

AGENTS NOTE

Please note: Internal photography was taken 2024 prior to tenants being in situ, illustrating the standard of the apartments at that time.

DIRECTIONS

What3Words: ///jugs.pleasing.intervals

Google Drop Pin: <https://maps.app.goo.gl/QSfV7rdDtXiQikfSA>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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	49	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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