



Connells

Hascombe Court Somerleigh Road
Dorchester



Property Description

Situated close to the heart of Dorset's County Town in the ever popular Hascombe Court building part of the Somerleigh Court Village. The complex benefits from many amenities including access to communal lounges, library, social events, exercise classes as well as additional care options. The property itself is located on the ground floor just a very short walk from the building entrance making it very accessible. The property comprises two double bedrooms, the master boasts en-suite, family bathroom, modern kitchen and spacious lounge-diner. There is a communal garden as well as resident's and visitor's permit parking available.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a radiator, the security intercom, the consumer cupboard and doors leading to the lounge, both bedrooms and the bathroom.

Lounge

19' 1" x 16' 2" (5.82m x 4.93m)

A door from the entrance hall leads into the lounge with double glazed windows to the side aspect, a radiator, a telephone point, a television aerial socket and a door leading into the fitted kitchen.

Kitchen

11' 11" x 7' 9" (3.63m x 2.36m)

A door leads from the lounge into the fitted kitchen with a range of wall and base units, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob, an integral washing machine, a dishwasher, space for a fridge freezer, the gas central heating boiler and a double glazed window to the side aspect.



Bedroom 1

14' x 12' 4" (4.27m x 3.76m)

A door from the entrance hall leads into bedroom 1 with a double glazed window to the side aspect, a radiator, a telephone point, a television aerial socket, built in wardrobes. and a door leading into the ensuite shower room.

En Suite

A door leads from bedroom 1 into the part tiled ensuite shower room with a shower cubicle, a WC, a wash hand basin, a shaver point, an extractor fan and a radiator.

Bedroom 2

12' 4" x 10' 4" (3.76m x 3.15m)

A door leads from the entrance hall into bedroom 2 with a double glazed window to the side aspect, a radiator, a telephone point and a television aerial socket.

Bathroom

A door leads from the entrance hall into the part tiled bathroom with a bath, a shower, a WC, a wash hand basin, a shaver point, an extractor fan and a radiator.

Outside Space

Parking

The property benefits from on site, free parking with residents and visitor parking permits.

Communal Spaces

Communal gardens with seating to enjoy sunny days, with the availability of being able to partake in gardening if you wished.

There are two resident lounges within Somerleigh Village to enjoy along with a library where multiple community clubs and events are held regularly.

A call system via a pendant to call the care team when required with the benefit of an on site Care Home if required.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 8434.80

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309393

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH309393 - 0008