



Church Acre

Fordington Dorchester, DT1 1RB



£169,000 Leasehol



Church Acre

Fordington Dorchester, DT1 1RB

- Ground Floor Apartment
- Quiet Cul-De-Sac Location
- Allocated Parking
- Well Kept Communal Areas
- Short Walk To Town Centre
- Local Amenities Nearby
- Good Size Accommodation Throughout
- Sought-After Location ~ Fordington, Dorchester
- Ideal First Time Buy / Downsize / Investment
- Vendor Suited





A well-presented ground floor apartment situated in a quiet cul-de-sac within the highly sought-after area of Fordington, Dorchester. Offering generously proportioned accommodation throughout, this attractive home benefits from allocated parking and access to well-maintained communal grounds, enhancing its overall kerb appeal.

Ideally located just a short walk from Dorchester town centre, the property enjoys convenient access to a range of local amenities, including shops, cafés, and eateries.



This superb apartment presents an excellent opportunity for a variety of buyers, whether as a first-time purchase, a downsize option, or a sound investment.



Upon entering the apartment, you are welcomed into a central hallway which provides access to all principal rooms, offering a practical and well-laid-out flow throughout the property.

Positioned to the front of the apartment is the spacious living room, a bright and comfortable area with ample space for both seating and dining, making it ideal for relaxing or entertaining guests.

Adjacent to the living room, the kitchen is well-proportioned and thoughtfully arranged, offering a range of worktop and storage space, with room for essential appliances.

The bedroom is a generous double, situated to the rear for added privacy, and benefits from plenty of natural light and space for wardrobes and additional furnishings.

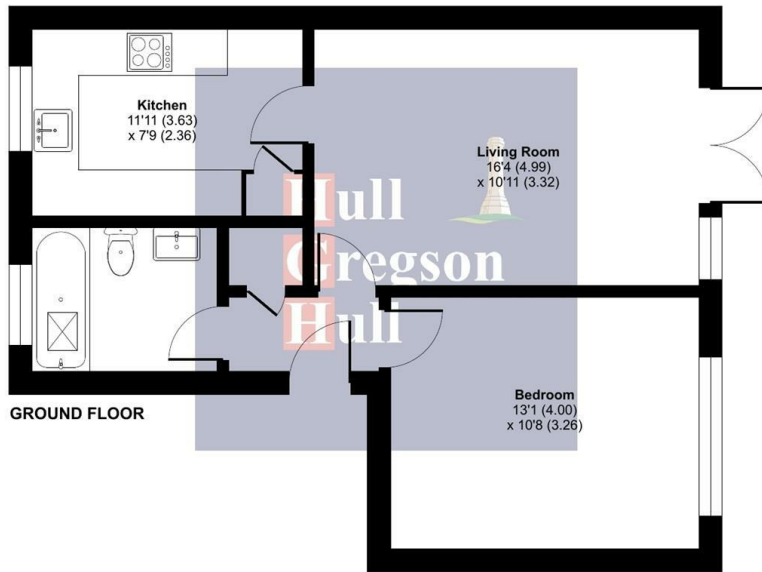
Completing the accommodation is the bathroom, fitted with a bath, wash hand basin, and WC, conveniently located off the hallway.

Overall, the layout has been carefully designed to maximise space and functionality, creating a comfortable and easy-to-maintain home suited to a variety of buyers.



Church Acre, Fordington, Dorchester, DT1

Approximate Area = 512 sq ft / 47.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1456911

Living Room
16'4" x 10'10" (4.99 x 3.32)

Kitchen
11'10" x 7'8" (3.63 x 2.36)

Bedroom
13'1" x 10'8" (4.00 x 3.26)

Bathroom

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Pets Upon Request, no holiday letting, but long-term lets permitted. The annual service charge is £948 per annum approximately. This includes ground rent and buildings insurance contributions. You can pay monthly or half yearly

Property type: Ground Floor Apartment

Property construction: standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A			(02 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	74	77			