STAGS



Cheverals Place COMM

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







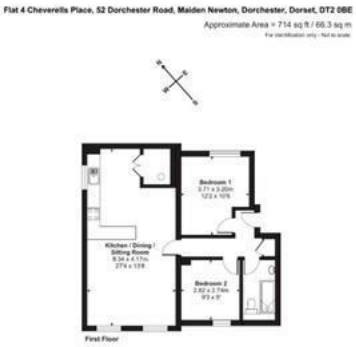




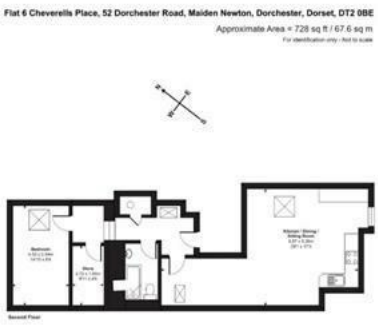








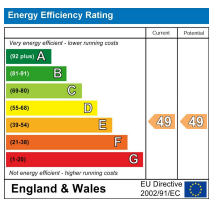




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1126206

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