



Connells

The Courtyard
Puddletown Dorchester

The Courtyard Puddletown Dorchester DT2 8TH

for sale
£315,000



Property Description

Situated in the highly desirable Walpole Court retirement complex for the over 55's, Connells Estate Agents are delighted to welcome to the market this immaculate and spacious 2 bedroom terraced house in the sought after village of Puddletown.

The property comprises a sitting room with views over the courtyard garden; a dining room with patio doors to the garden; a stylish modern fitted kitchen; and a shower room on the ground floor. The first floor boasts two generous double bedrooms with fitted wardrobes and a modern bathroom with a walk-in shower.

There is the bonus of an enclosed and private patio garden with access into a spacious garage with an electric door and power.

Puddletown boasts an incredibly well reputed doctors' surgery, a veterinary surgery, a post office/grocery store, a church, a village hall, a library, a bookshop and The Blue Vinny public house. Dorchester, with its cinemas, bars and bistros, interesting museums, glorious gardens and river walks, is only five miles away.

The Walpole Court complex was built in 1984-5 on the site of the attractive stables and walled gardens of Ilsington House. The complex is named after Robert Walpole, son of Britain's first prime minister, who acquired the estate in 1724. The grounds have been beautifully maintained with various garden areas in which to socialise, with the added attraction of a residents' garden room with power.

Ground Floor

Entrance Hall

The front door leads into the welcoming entrance hall, with a downstairs shower room, useful cupboard space and stairs that lead up to the first floor. There is an electric storage heater, a telephone point, and a pendant alarm system for 24 hour assistance.

Sitting Room

19' 3" x 11' (5.87m x 3.35m)

A double glazed door leads from the entrance hall to the light and spacious sitting room, with a front aspect double glazed window, with views of the stunning Courtyard Garden. There is an electric radiator and an electric storage heater, while a feature fireplace contains a coal-effect electric fire. There is a television aerial socket and a telephone point.

Dining Room

9' 2" x 10' 6" (2.79m x 3.20m)

Double doors lead from the sitting room to the dining room, which has double glazed patio doors to the rear garden and access to the garage. There is an electric radiator and a serving hatch into the kitchen.

Kitchen

12' 10" plus door recess x 8' 8" (3.91m plus door recess x 2.64m)

A door leads from the sitting room into the stylish modern fitted kitchen. The shaker style wooden wall and base units provide excellent storage, with a complementary work surface and a laminate floor. There is a built in Bosch double electric oven, with an induction hob and extractor hood. The ceramic sink unit has a filter tap attached to the water softener, and there is plumbing for a washing machine. There is a double glazed window to the rear aspect and a double glazed door leading to the rear patio garden.

Shower Room

A door leads from the entrance hall to the tiled shower room, with a WC, a vanity wash basin and a shower cubicle. Other features include a heated towel rail, extractor fan, laminate flooring, shaver point, mirror and a storage cupboard.



First Floor

First Floor Landing

Stairs lead up from the entrance hall to the first floor landing, with a double glazed window to the front aspect providing extra light. There are doors to the two double bedrooms and to the bathroom, with access to the loft via a ladder. The loft is insulated and partially boarded, with a light, and provides useful storage.

Bedroom 1

15' 2" x 12' 9" (4.62m x 3.89m)

The spacious double bedroom has a double glazed window to the front aspect, with views of the Courtyard and the 19th century bell tower. There is a double built in wardrobe and an electric radiator. Television and telephone points are provided.

Bedroom 2

14' 8" x 11' 2" (4.47m x 3.40m)

This double bedroom has a double glazed window to the rear aspect, which also has secondary glazing, and a window seat The double built in wardrobe has four doors. There is an electric radiator.

Bathroom

The bathroom is mainly tiled, with a rear aspect Velux window. There is a glazed walk-in shower with an overhead electric shower, a WC and a vanity wash basin. Other features include a heated towel rail, extractor fan, laminate flooring, shaver point, mirror and a deep airing cupboard with shelves.

Outside

Rear Patio Garden

The patio garden is a delightful setting for alfresco dining, benefitting from a sun awning. Enclosed by the garage, the garden is not only a suntrap, but also provides an element of privacy. The garden has been designed with borders containing pots with mature shrubs. There is access to the rear door of the garage, with a right of way for the managers to access the garden through the neighbouring garden.

Garage

18' x 9' 2" (5.49m x 2.79m)

The garage has an electrical up and over door, storage in the eaves, power and light, and a rear door providing access to the rear patio garden.

Communal Grounds

The property is found in an attractive Courtyard setting, built in 1985 where the Victorian greenhouses of Ilsington House once stood. Facing the property are the former stables built in 1868 with an attractive bell tower.

The grounds also include a pergola garden, a pear tree walk, and a landscaped garden with a garden room, which is used for social events and monthly activities.

There is a laundry room on site and guest accommodation in a guest suite.

Agents Note

Management Services are provided by Cognatum Estates, a not for profit organisation, with estate managers who live on site and are responsible for the day to day management of the estate. The estate managers and the two relief managers provide support and help to residents when needed all year round.

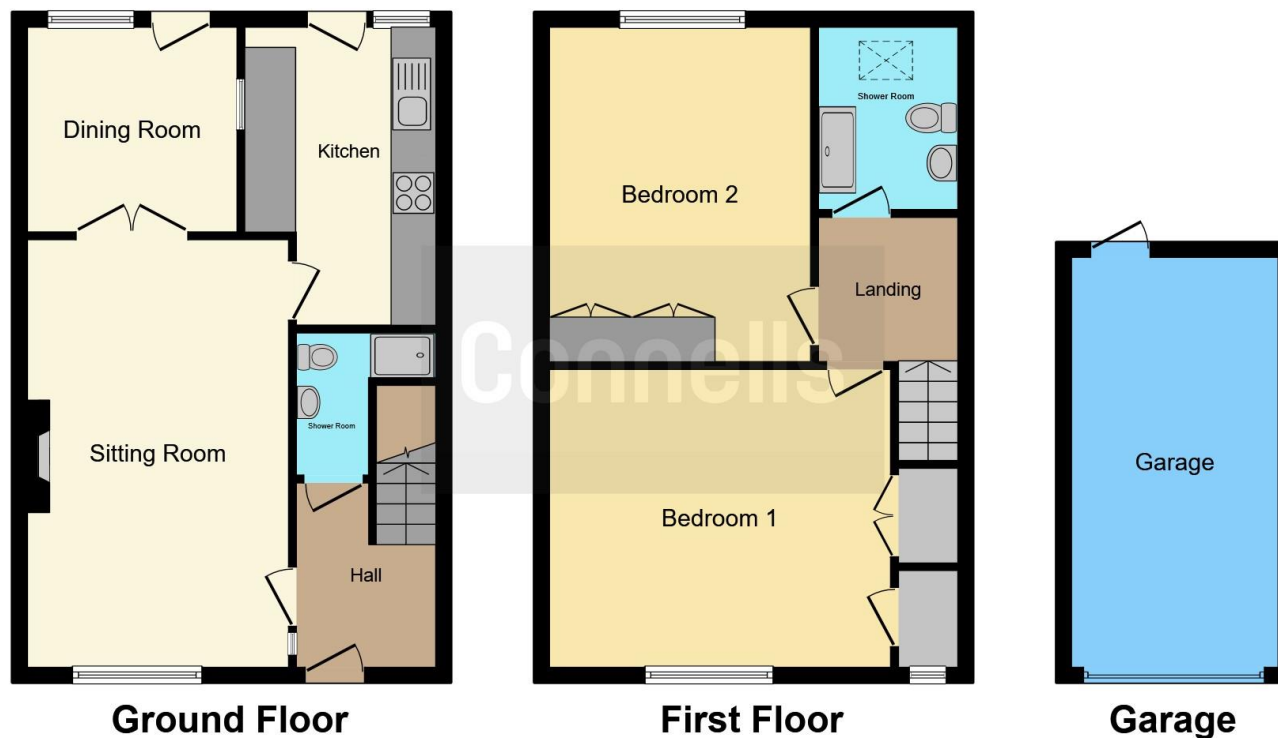
A personal alarm system is provided in each property.

There is an annual service charge, which covers the cost of the onsite managers, maintenance of the gardens and grounds, exterior structural repairs and decoration, communal facilities, water rates, window cleaning, external lighting, alarm system, buildings insurance and the collection of rubbish. The current cost of the annual service charge is £6816 per annum which is paid quarterly.









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: D Council Tax
 Band: E

Service Charge:
 6816.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308452

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1985. 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: DCH308452 - 0007