

Symonds
& Sampson

Princes Mews East

Dorchester, Dorset

10 Princes Mews East

Princes Street, Dorchester
Dorset DT1 1UL

A four bedroom terraced modern townhouse with a low-maintenance garden and two off-street parking spaces, just a stone's throw from the town centre. Offered for sale with no onward chain.



- Three storey central townhouse
 - No forward chain
- Two off-street parking spaces
 - Visitors parking spaces
- Enclosed landscaped rear garden
 - En suite to master bedroom
 - Good decorative order
 - Gas central heating

Guide Price £375,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

This modern townhouse built of brick elevations, is arranged over three floors and is nestled in the heart of Dorchester town centre in a small private mews development, with four bedrooms, two bathrooms, private enclosed rear garden and two off-street parking spaces. The property benefits from double glazing and gas central heating.

ACCOMMODATION

The ground floor has a handy WC with fitted coats cupboard. The fitted kitchen is to the front of the property and has integrated appliances including gas hob with extractor fan over, conventional oven, microwave oven and dishwasher. The gas fired boiler is fitted into a cupboard. There is space and plumbing for a washing machine as well as space for a fridge/freezer. The sitting room is a lovely spacious room with a central electric fireplace with solid stone surround, storage cupboard and French doors out to the landscaped rear garden.

On the first floor are two double bedrooms (one has an airing cupboard and the other with a fitted wardrobe) and a third single bedroom. The family shower room is on this floor and has been fitted with a large walk-in shower.

On the second floor there is a spacious double bedroom with eave storage and fitted wardrobes, as well as en suite shower room.

OUTSIDE

To the front of the property there are two allocated parking spaces and further visitor spaces.

The rear garden is enclosed by a timber fence with a gate at the end giving access to a walkway which leads around to the front of the building. The low-maintenance garden is landscaped with gravelled areas and sweeping block patio areas for outdoor seating / dining. There is a timber garden shed on a hard standing and tall raised flower/vegetable beds.

DIRECTIONS

What3words///cools.trend.headboard

SITUATION

Princes Mews East enjoys a convenient location being in the heart of the County Town, just a short walk from the main shopping precinct. Brewery Square is also close by which boasts a variety of shops, restaurants and a multi screen cinema. The nearby Dorchester South and Dorchester West stations in the town provide mainline rail

services to London Waterloo and Bristol Temple Meads.

There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

SERVICES

Mains water, drainage, electricity and gas connected.
Gas fired central heating.

Broadband - Ultrafast speed available
Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Wessex Place Management - £316 per annum (as of 2024 budget) for the maintenance of common areas (to include street lighting of the courtyard drive, car parking areas, refuse areas etc).

There is a restriction on the property to say that you are not allowed to run a business from the premises.





Princes Mews East, Princes Street, Dorchester

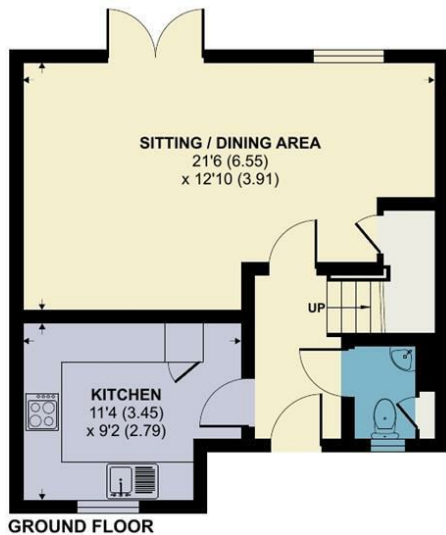
Approximate Area = 1154 sq ft / 107.2 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

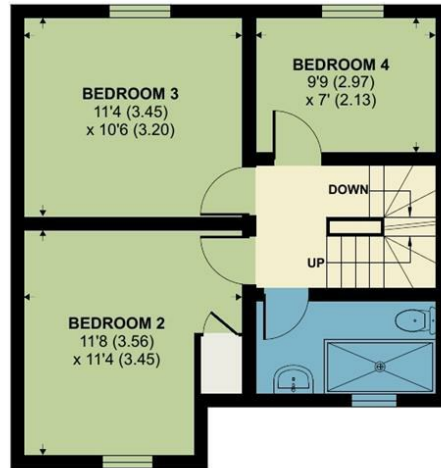
Total = 1177 sq ft / 109.3 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

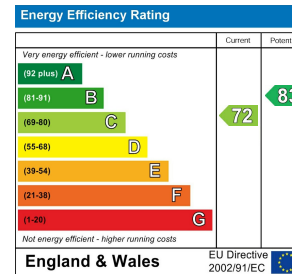


FIRST FLOOR

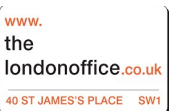


SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1204000



Dorchester/KWI/16.04.2025 rev



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT