



Marsden Mews
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A freehold, coach house built by CG Fry and Son, constructed of rendered elevations under a slate tiled roof, featuring an attractive cupola, and situated within an established residential courtyard. This elegant home offers light and spacious accommodation that is presented to a high standard throughout, comprising a generous dual aspect living/dining room, a well-appointed kitchen, two double bedrooms and a modern fitted bathroom. The property also benefits from a single garage and storage room. EPC rating B

Poundbury is a Duchy of Cornwall urban extension of the County Town of Dorchester and is intended to be a sustainable development where most daily living need can be met on foot, rather than relying on a car. Within a comfortable walking distance of the property there are Waitrose, The Duchess of Cornwall Hotel and Restaurant, Monart Spa and a wide selection of bistros, coffee shops, beauty salons, dress shops, hairdressers, optician, dentist, post office, a medical centre, a garden centre, primary school and a mature Woodland Park.



- Having recently undergone complete internal re-decoration and home improvements the property is presented to a high standard throughout an offering generous living space.
- Private ground floor access to an entrance hall, a useful stair well storage area and stairs that rise to the first floor
- Situated on the first floor is a spacious living/dining room that receives plentiful natural light via a dual aspect. The room houses a useful storage cupboard and provides access to the kitchen.
- The kitchen is fitted with a comprehensive range of wall and base level units, worktops over and tiled splashback. Integrated appliances include a fridge/freezer, dishwasher, washer/dryer, double electric oven and a five-ring gas hob with extractor hood above, and vinyl flooring in neutral tones.

- The property benefits from two generous-sized double bedrooms, both receiving plentiful natural light gained via a rear aspect.
- The bathroom is fitted with a white suite comprising low level WC, pedestal wash hand basin, panel enclosed p-shaped bath with fitted glass shower screen and shower unit. The room is finished with tiled walls and vinyl flooring in neutral tones.
- There is a single garage with up and over door, power and light. The garage provides access to an additional storage room.

Room Dimensions:

Sitting/Dining Room	5.87m x 5.18m (19'03" x 16'11")
Kitchen	3.43m x 2.59m (11'03" x 8'06")
Bedroom One	4.34m x 3.18m (14'02" x 10'05")
Bedroom Two	3.10m x 3.07m (10'02" x 10'0")
Garage	5.72m x 2.87m (18'09" x 9'04")
Store Room	2.49m x 2.41m (8'02" x 7'10")

Agents Notes:

There is an annual Manco charge of £210.00

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

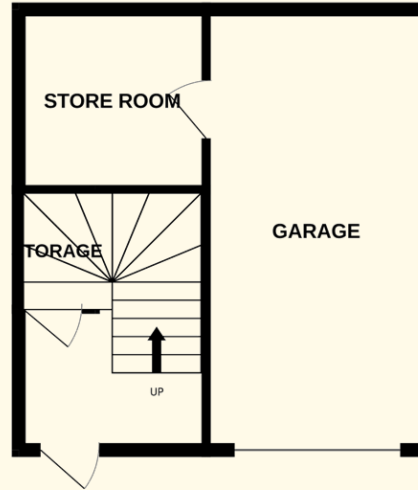
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

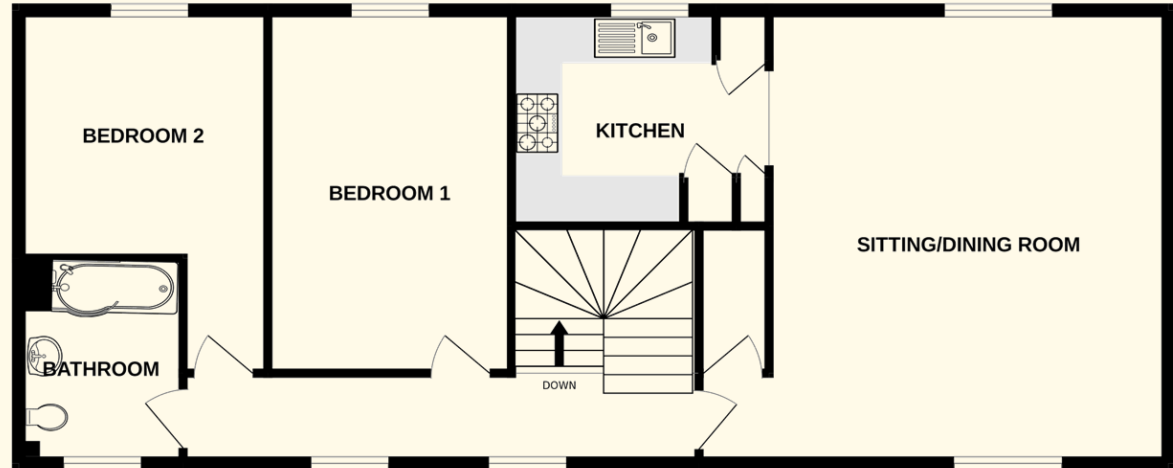
We are advised that the council tax band is D.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



MARSDEN MEWS

TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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