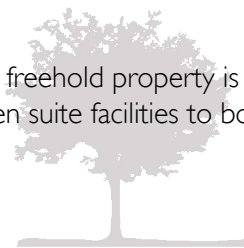




## Princes Court, Dorchester

£295,000

Set within a designated conservation area, this two bedroom, semi detached, freehold property is situated within a popular over 55's development in the village of Puddletown. Accommodation comprises of a kitchen/diner, utility room, sitting room and en suite facilities to both bedrooms. Further more, there is an enclosed courtyard garden and residents parking. EPC rating C.



## Situation

Nestled in the Piddle Valley, the village of Puddletown boasts a range of local facilities, including St Mary's Church, a wonderful village shop with Post Office, The Blue Vinney public house, GP Surgery with Pharmacy, a vets, a book shop and access to Puddletown forest for walking. The county town of Dorchester is approximately 5 miles to the south and provides an extensive range of shopping, business and recreational facilities. Other towns within easy reach include the coastal town of Weymouth, about 13 miles, Sherborne, about 18 miles and Blandford Forum, about 12 miles. Puddletown is host to two well received schools, Puddletown First School and Puddletown Middle school and the village is also within the catchment for Thomas Hardy School, Dorchester.

## Accommodation

Enter via a wooden door to an inner hallway, a perfect space to decant shoes and outdoor wear. There is also a ground floor WC/utility room with storage, work surface and space for appliances.

The kitchen/diner is fitted with modern wall and base level units with work surfaces and breakfast bar over. Integral appliances include an electric oven, four ring gas hob with extractor hood over, dishwasher and fridge freezer. The room is finished with tile effect vinyl flooring and tiled splashback. Front aspect French doors provide direct access to the communal courtyard. There is also a generous under stair storage cupboard.

The living accommodation is on a split level with steps rising to the light and spacious sitting room with windows to the side and rear as well as French doors leading to the garden.

Both bedrooms offer generous dimensions and are well appointed with ample fitted wardrobes and en-suite facilities. Bedroom two further offers access to a split level loft which has light, power, drop down ladder and is mostly boarded. Also situated on the 2nd floor is the airing cupboard containing hot water tank and ample storage.

Externally, there is an enclosed garden to the rear which enjoys a southerly aspect. There is gated access from the side and rear. The rear access leads to the parking area where there is one allocated space and a communal bin store.

## Room Dimensions

Kitchen/Diner 2.77m x 4.65m (9'01 x 15'03)

Sitting Room 5.77m x 4.45m (18'11 x 14'07)

Bedroom One 3.56m x 4.55m (11'08 x 14'11)

Bedroom Two 3.33m x 4.75m (10'11 x 15'07)



## Agents Notes

There is an annual communal area service charge of approximately £300.00.  
The property is fitted with a working security alarm.

## 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.

## Viewings

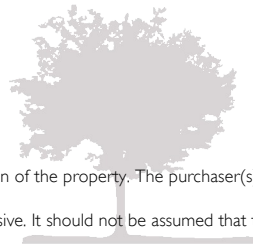
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

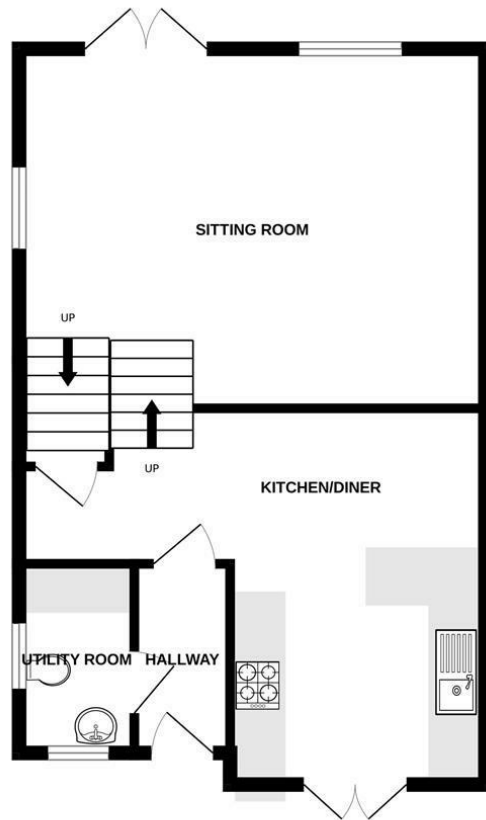
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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 or otherwise.

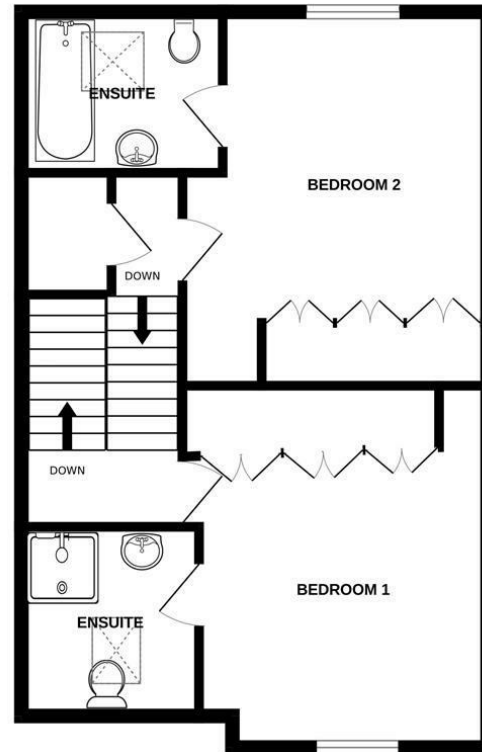




GROUND FLOOR  
551 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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.  
Made with Metropix ©2023

