



Bridport Road
Poundbury



Offered with vacant possession is this two-bedroom semi-detached stone cottage set within Poundbury. The home presents a rare opportunity to acquire a spacious retirement home with its own outside space. The property is one of four retirement cottages adjacent to Castle View Care Home and offers further accommodation including a living room, dining room, kitchen, shower room and bathroom. Externally there is a private paved terrace and use of the communal gardens at the care home. There is one allocated parking space. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square.

Dorchester offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, and many excellent restaurants and public houses. Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. The Dorset County Hospital is also situated in the town and there are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.



The West-facing front door opens into the hallway with stairs to the first floor and access to all ground floor rooms and an under-stairs storage cupboard. There is also a feature recessed shelving unit with drawers and cupboards below, and a radiator with decorative cover

There is a good-size living room with central electric fire furnished with ornamental surround and mantle. A window and French doors provide plentiful natural light to the room and access to the paved terrace.

The dining room offers versatility to this lovely home and benefits a dual aspect via a window and French doors leading directly to the paved terrace. The room could also lend itself perfectly as a ground floor bedroom if required.

There is a ground floor shower room with wash hand basin set within a vanity unit and WC. There is a heated towel rail and a window offering natural light.

There is an attractive Shaker design fitted kitchen with Corian-style work surfaces. There is a Neff integrated single oven and induction hob, a Liebherr integrated fridge-freezer, a water softener, space for a washer-dryer, microwave and slimline dishwasher. The Worcester boiler was fitted in November 2023 and supplies gas central heating and hot water via a storage cylinder in the airing cupboard.

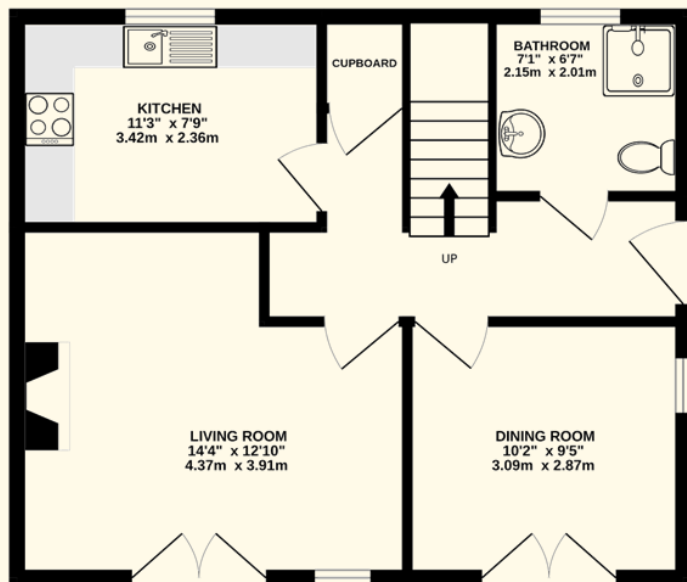
Stairs lead to the first floor where both double bedrooms are situated and boast fitted storage. There is a further shower room with wash hand basin, WC and storage.

Externally, there is an attractive private terrace and an allocated parking space.

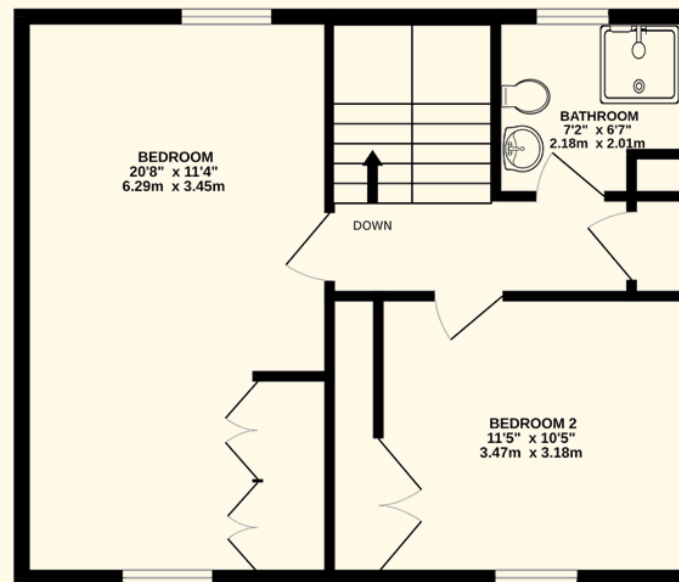
The support services provided at the care home are available to the owner of the property if required. There is a 24-hour emergency care line installed.

The property can only be purchased by a person over 60 however, if it is a couple, we are advised only one of the purchasers has to be 60+ and the other 55+.

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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.
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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Agents Notes:

Lease length - 125 years from 25 February 2002

We are advised there is an annual service charge of £1,260.00

There is an annual Manco charge with charges varying between £210.00 and £300.00 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Services:

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

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.