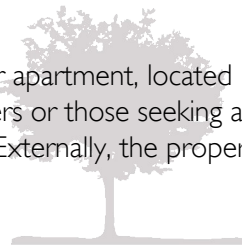




## Bridport Road, Poundbury

OFFERED WITH NO ONWARD CHAIN is this well-presented ground floor apartment, located in the sought after development of Poundbury and within an Area of Outstanding Natural Beauty, offering a fantastic opportunity for first-time buyers or those seeking a low-maintenance home in a desirable area. Accommodation includes a modern fitted kitchen, a comfortable sitting room, a double bedroom and bathroom. Externally, the property benefits from a parking space. EPC rating C.

Asking price £179,950



## Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. 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, nearby 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 and the Dorset County Hospital is also nearby.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Accommodation

### Entrance

Upon entry to the property, you are immediately taken through to the hallway, where access is granted to the majority of accommodation and there are three large storage cupboards.

### Sitting Room

The sitting room features a front aspect, carpeted flooring, and good-size dimensions, providing a comfortable and inviting living space. An open-plan layout leads directly into the kitchen.

### Kitchen

The kitchen is fitted with a range of white wall and base level units with worksurfaces over and tiled splash back. Integral appliances include an oven, AEG four-ring gas hob and Electrolux fridge-freezer. There is a free-standing washing machine (which will stay) and the room also houses the property's central heating glow worm boiler.

### Bedroom

The bedroom is double in size and positioned at the front of the building, benefiting from plentiful natural light through a front aspect window.

### Bathroom

The bathroom is furnished with a panel enclosed P-shaped bath with part-shower screen and shower attachment, WC, wash hand basin and heated towel rail. The room is complete with lino flooring.

## Agents Notes

Service charge - Six monthly charge of £598.00.

Lease length - 250 years from and including 23rd May 2013.

There is an annual Manco charge of £220.00 (if paid early).

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

Please note the property is sold as seen and no pets permitted.





## Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

## Broadband and Mobile Service

At the time of listing:

Broadband: Standard, superfast, and ultrafast broadband services are available at the property.

Mobile Coverage: Indoor mobile coverage is listed as limited and likely availability, depending on the mobile provider. Outdoor mobile coverage is listed as likely to be available.

For up-to-date information please visit <https://checker.ofcom.org.uk>

## Services

Mains electricity and water 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 B.

## Viewings

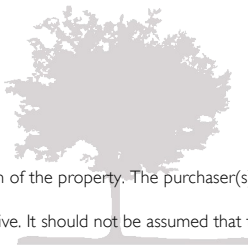
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



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**  
621 sq.ft. (57.7 sq.m.) approx.

