



Princes Court, Dorchester

OFFERED WITH NO ONWARD CHAIN and set within a designated conservation area, this two-bedroom, semi-detached, freehold property is situated within a popular over 55's development within the village of Puddletown. Accommodation comprises a kitchen, lounge/diner, sitting room, and two bedrooms with en-suite facilities to bedroom one, along with the added benefit of a water softener. There is also a ground floor shower room, lending the property perfectly to a versatile, one-storey living arrangement if required. Externally, there is an enclosed courtyard garden, an allocated parking space and communal visitor parking. EPC rating C.

Asking price £300,000

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 dispensary, 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

Princes Court is set back from and accessed off the High Street in Puddletown village. There is an attractive approach to the property through the well maintained, communal garden with a variety of mature plants, shrubs, flowers and water features. A paved path leads to the part glazed front door which open into an entrance hall.

Ground Floor

The generously sized hallway provides access to the ground floor shower room. It is fitted with a white suite comprising of a corner shower, W/C and wash hand basin and also has a good-sized cupboard with sliding doors. A further door opens up to a lobby area with stairs that lead to the first floor, a cupboard under-the stairs and a spacious open-plan kitchen/diner. Offered in neutral tones, the dining area has French doors opening onto the rear garden. Bi-fold doors open through to the separate sitting room with rear aspect window which could be utilised as a ground floor bedroom.

The Kitchen

The kitchen is open planned, sharing the space with the lounge/diner and is fitted with a range of wall and base level units with worksurfaces over with single mixer tap and drainer. Integral appliances include a fridge/freezer, Neff oven and four-ring gas hob, an Indesit dish washer and Hotpoint washing machine. Also finished in neutral tones and part tiled walls.

First Floor

Stairs lead up to the first floor and onto the landing, providing access to all first floor rooms. Doors open up to two good sized double bedrooms and the bathroom. The separate bathroom has a white suite comprising of a panelled in bath, WC and hand wash basin with a vanity case under, the room is fitted with carpet flooring and part tiled walls.

Bedrooms

The Primary bedroom has a front aspect window and opens into a mirrored dressing area with an abundance of fitted storage space. A door leads to an en-suite shower room fitted with a white suite comprising of a double shower cubicle, W/C and wash hand basin set within a vanity case for extra storage. More storage can be accessed in the eaves and in the cupboard which houses the water heater. The room is filled with plenty of natural light from the Velux skylight window.

Bedroom two offers a rear aspect also fitted with Velux windows, and has substantial fitted storage space due to the double fitted wardrobes.

Externally

Externally, there is a fully enclosed, good-size, low-maintenance garden with a patio area abutting the rear of the property with a flower bed border. A few small steps lead to a green house. The surrounding fence offers privacy and access to the front of the property.

There is an allocated parking space for each property and also a visitor space.



Agents Notes

Please note there is an annual charge of £300 for communal areas.

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

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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

The council tax band is D

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

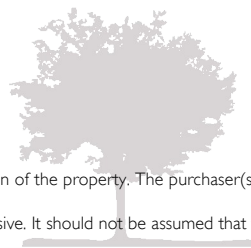
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

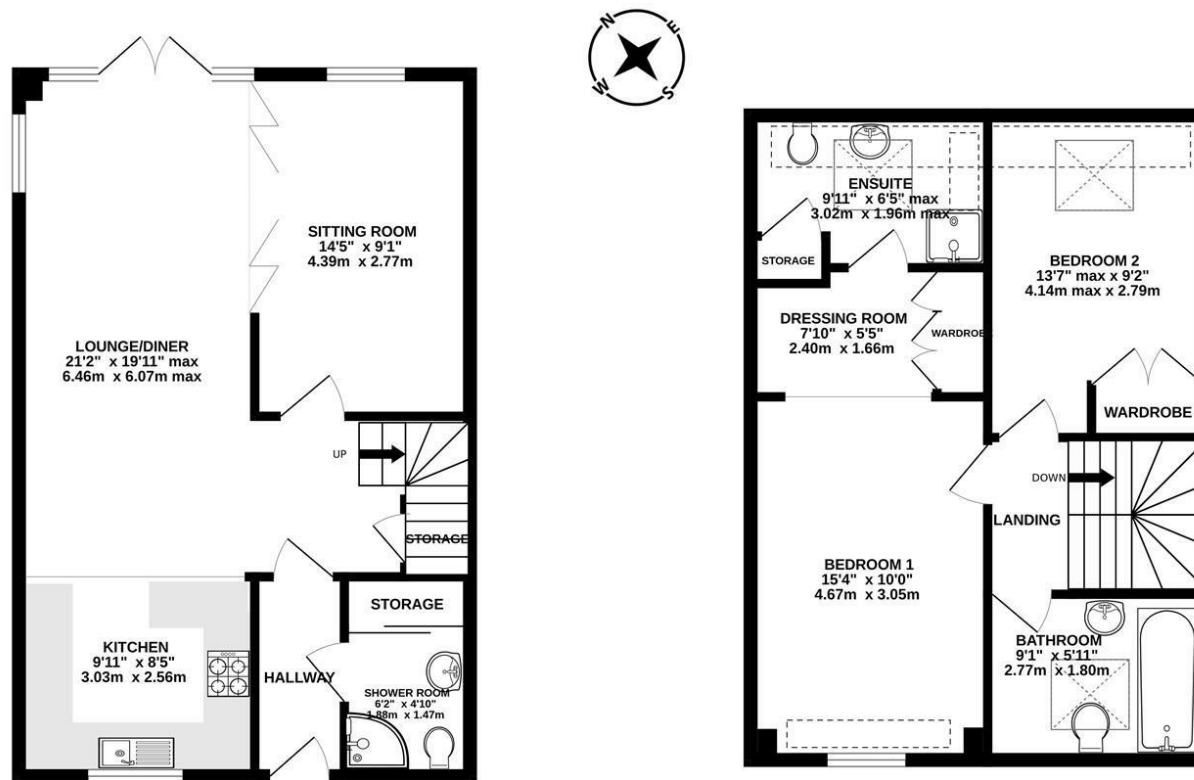


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 1081 sq.ft. (100.5 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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