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5A Prince of Wales
DT1 1PW



MEYERS
MOVING BEYOND EXPECTATIONS

Four double bedroom detached house with two spacious reception rooms, office, downstairs shower room, enclosed low maintenance rear garden and driveway in town centre location. Offered with no forward chain. *Under the 1979 estate agency act we write to disclose that a member of Meyers Estate Agents team has a connection with this property.*



Summary of Features

- Four Double Bedroom Detached House
- Two Reception Rooms
- Spacious Living
- Large Master Bedroom with Bay Window
- Ground Floor Office
- Enclosed Low Maintenance Rear Garden
- Driveway For 2+ Cars
- Town Centre Location Close to Local Shops, Brewery Square and Schools
- Offered with No Forward Chain
- Requires Some Minor Updating

Living Room

The main living room is a spacious and bright area located at the front of the property. It features two front-aspect double-glazed windows, each fitted with a wall-mounted radiator beneath. Two central ceiling light fixtures add a balanced ambiance to the space. There is ample room here for both lounge seating and a dining table.

Downstairs WC / Shower Room

Opposite Reception Room One is a conveniently located downstairs WC and shower room. This space includes a wall-mounted vanity hand wash basin with stainless steel taps, a wall-mounted shower unit, a central ceiling light fixture, and a side-aspect double-glazed window. There is also a built-in storage cupboard, perfect for a washing machine or utility storage.

Main Bedroom

The main bedroom is an impressive and spacious double room, featuring a large bay front-aspect double-glazed window. It includes substantial built-in wardrobes stretching the length of one wall and accessible via two doors. There are four wall-mounted light fixtures for a warm, ambient feel.

Garden

The garden is a large low maintenance space, mainly laid to shingle and tarmac, with three outbuildings, two sheds and a summer house to maximise storage space. Lovely and private to enjoy summer weather, or for entertaining family and friends.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

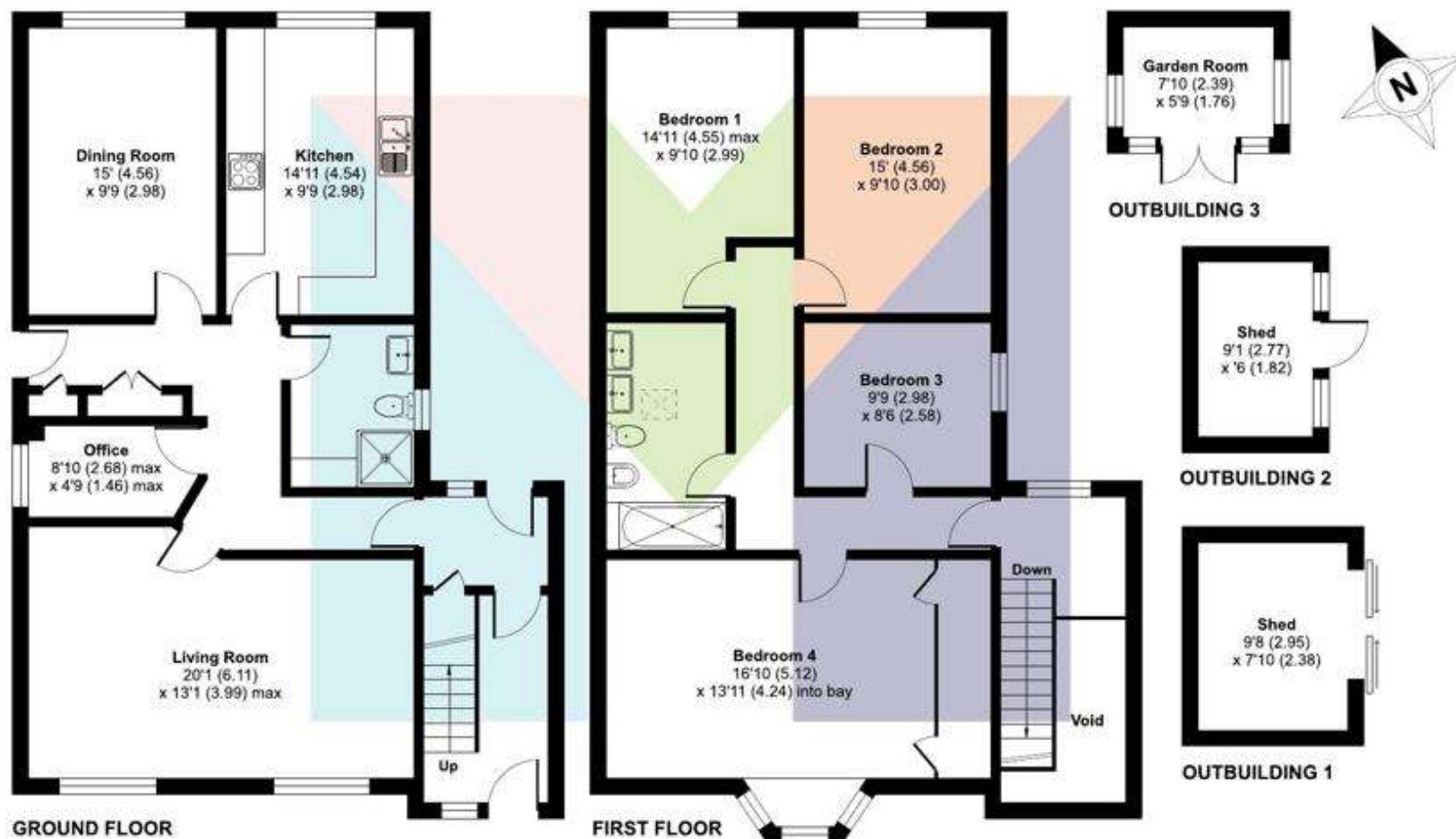
MATERIAL INFORMATION FOR BUYERS

Council Tax: Band E

Services: Mains Services including Electric and Drainage

Water & Sewage: Wessex Water

Parking: Private Driveway



Prince Of Wales Road, Dorchester

Approximate Area = 1758 sq ft / 163.3 sq m (excludes void)

Outbuildings = 175 sq ft / 16.2 sq m

Total = 1933 sq ft / 179.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Ed
Incorporating International Property Measurement Standards (IPMS2 Resider
Produced for Meyers Estate. REF: 1289814



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