



St. John Way, Dorchester, DT1 2

**£170,000**

Meyers Estates Poundbury

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**MEYERS**  
MOVING BEYOND EXPECTATIONS



- Beautifully Presented Property
- Allocated Parking
- One Double Bedroom
- Fantastic Location within Poundbury
- Private Entrance
- Open Plan Living Area

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Situated favourably within the sought after area of Poundbury's Great Field, this property is a fantastic find and ideal opportunity for first time buyers.

With its own private entrance on the ground floor, there is plenty of additional storage space with both front and rear doors leading either to the communal parking area of the pedestrianised frontage. On the first floor, you'll find a well presented open plan kitchen and living room area. The kitchen is fully fitted with integrated appliances, as well as a good range of wall and base units with worktop space. The living room is bright and airy, with dual aspect windows, encouraging natural light to come in. The bedroom is a nice size double room, and the bathroom comprises of bath with shower over head, W/C, basin, and heated towel rail

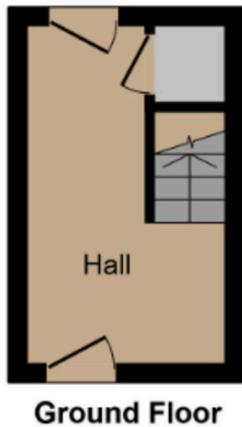


• Agents Notes - The property is not available as a second home or as a buy to let.

•• LOCATION = what 3 words: [///grudging.rather.valuables](http://grudging.rather.valuables) ••



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC
			



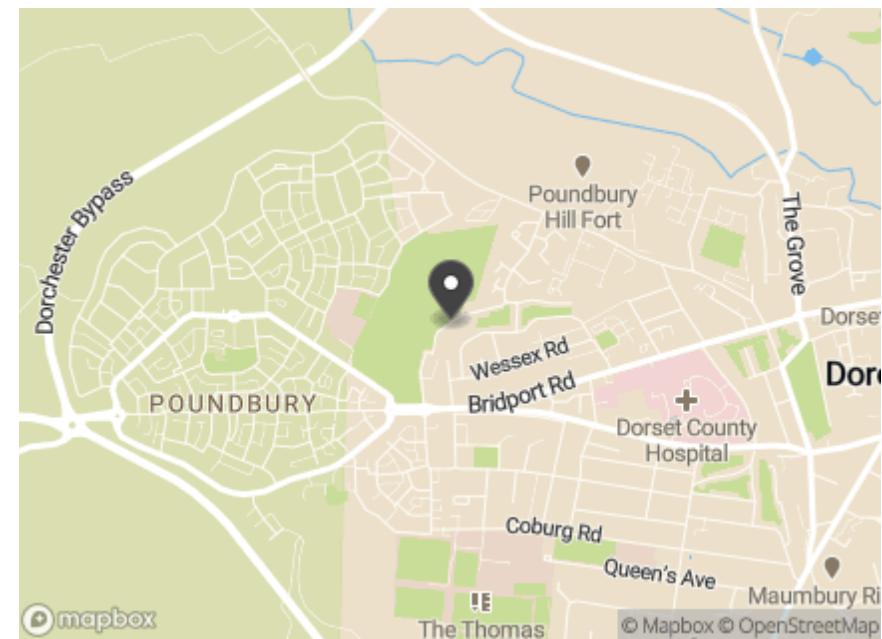
**Ground Floor**



**First Floor**

Total floor area 49.8 m<sup>2</sup> (536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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