



Connells

Princes Court High Street
Puddletown Dorchester

Property Description

Situated within a quiet and well-maintained development of just twelve over 55's properties, this attractive and bright two-bedroom semi-detached house is ideally located in the sought-after village of Puddletown.

The ground floor features a bright and spacious open-plan living and kitchen area, creating a welcoming and sociable central space. The modern fitted kitchen is well appointed with integral appliances along with a variety of wall and base units, while the living area offers ample room for seating and entertaining. The dining room offers flexible and adaptable space, with the option of a ground floor bedroom if required. French doors open directly onto the low-maintenance rear and side garden, providing a pleasant outdoor extension to the living space, along with the additional benefit of side access.

Completing the ground floor is a modern and convenient shower room, ideal for ease of day-to-day living.

Upstairs, the property offers two well-proportioned double bedrooms, both served by a fitted family bathroom. The property enjoys an allocated parking space. The layout is practical and well balanced, making the home particularly appealing to those looking to downsize while retaining space and comfort.

Located in the heart of Puddletown, the property enjoys a strong sense of community, local amenities close by and attractive countryside surroundings, making it an excellent opportunity within a popular retirement setting.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a radiator, a doorway to the open plan lounge / kitchen, stairs to the first floor and doors to the downstairs shower room and the dining room.

Open Plan Lounge / Kitchen

A doorway from the entrance hall leads into the open plan lounge / kitchen.

Lounge

The lounge is dual aspect and comprises of double glazed french doors to the rear aspect leading onto the courtyard garden, a radiator, a television aerial socket, an understairs cupboard, open to the modern fitted kitchen and with a doorway into the dining room.



Kitchen

The modern fitted kitchen comprises of a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an integrated double electric oven with separate gas hob, an integrated washing machine and dishwasher, an integrated full length larder fridge and freezer plus a water softener. Vaillant Gas central heating boiler in cupboard.

Dining Room

A door from the entrance hall and a doorway from the open plan lounge / kitchen leads into the dining room with a double glazed window to the rear aspect, a radiator and the scope for it to be used as a third bedroom if required.

Shower Room

A door from the entrance leads into the part tiled shower room with a WC, a wash hand basin, a shower cubicle, a radiator, a double glazed window to the side aspect and a storage cupboard.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a radiator, a double glazed window to the side aspect and doors to both bedrooms and the bathroom. Loft access to a insulated and fully boarded loft with light and hand rail.

Master Bedroom

A door from the first floor landing leads into the master bedroom with a two built in wardrobes, a heated towel rail, a television aerial socket, a double glazed window to the front aspect and a doorway through to the walk in wardrobe, dressing area. This has additional wardrobes and a door to the ensuite bathroom.

Ensuite

A door from the master bedrooms dressing room leads into the part tiled ensuite bathroom with a double shower cubicle, a WC, a wash hand basin, an airing cupboard, an extractor fan and a double glazed velux window to the rear aspect plus a heated towel rail.

Bedroom 2

A door leads from the first floor landing into bedroom 2 with a double glazed velux window to the rear aspect, a radiator, a television aerial socket, access to the loft and built in wardrobes.

Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a heated towel rail and a double glazed velux window to the front aspect.

Outside Space

Rear Courtyard Garden

A pair of double glazed french doors from the lounge leads onto a sunny, east facing courtyard garden which is laid to a patio with a shed, borders of mature shrubs, outside tap, electric point and a path leading to the gated access.

Parking

The property benefits from allocated parking.

Agents Note

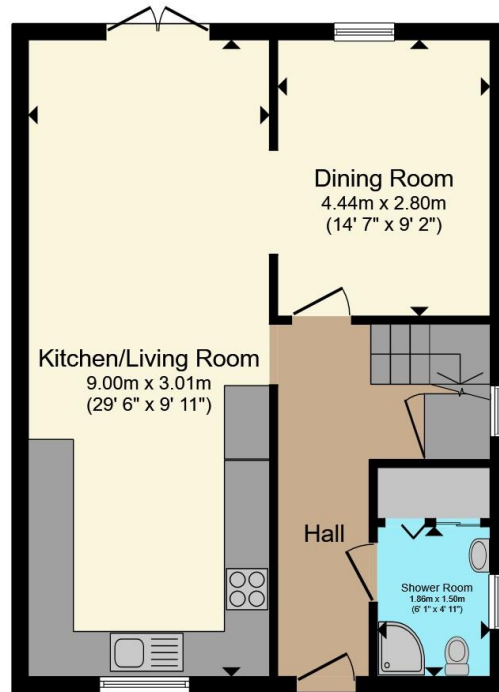
The property is for persons of 55 years of age and above.

We are advised that the Service Charge for 2025 was £350.00.

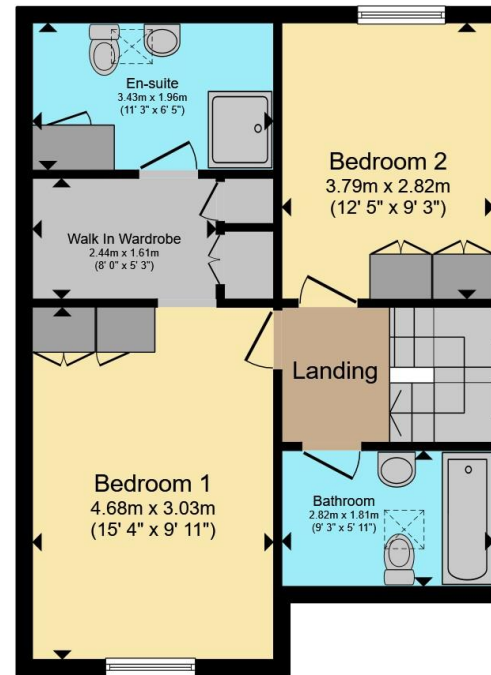








Ground Floor



First Floor

Total floor area 100.7 m² (1,083 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.propertybox.io



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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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