PARKERS

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Independent Property Consultants and Valuers







Beechwood Lane, Dorchester

Asking price £250,000

Situated in the highly sought-after development of Poundbury, within an area of outstanding natural beauty, this well-proportioned GROUND FLOOR flat offers spacious and versatile accommodation. The property comprises two bedrooms, both benefiting from ensuite facilities, a generous living/dining room with an electric fire and a fitted kitchen with integrated appliances. Further benefits include an enclosed REAR COURTYARD with patio and shingled areas, along with a single garage featuring electric doors, power and lighting. Poundbury offers an attractive setting with distinctive architecture, a range of local amenities and convenient access to Dorchester town centre. EPC rating C.

Flat 1, 14 Beechwood Lane, Poundbury, Dorchester, DT1 3TP

Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III 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, 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.

Description

Upon entering the property, you are welcomed into the entrance hallway, which provides access to the principal rooms and bedrooms.

The spacious living/dining room offers ample space for both relaxing and entertaining, with an electric fire creating an attractive focal point.

The kitchen is fitted with a range of units and benefits from a double oven, four-ring gas hob, integrated fridge freezer and integrated dishwasher. There is also a 1.5-bowl sink with mixer tap and drainer. Double doors open directly onto the enclosed rear garden, allowing for a lovely connection between indoor and outdoor living.

Bedroom one is a generous double bedroom with built-in wardrobes and an ensuite shower room, comprising a shower, wash hand basin and WC.

Bedroom two is also a well-proportioned bedroom and benefits from its own ensuite facilities, comprising a bath, wash hand basin and WC.

Externally, the property enjoys an enclosed rear garden featuring a patio area and a separate shingled section, providing space for outdoor seating and relaxation. The property further benefits from a single garage with electric doors, power and lighting.

Agents Notes

Please note the property is a leasehold with a share of the freehold.
Lease Length: - 250 years from 20 June 2011
There is an annual service charge of £1258.
There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk







Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Services
Mains electricity, water and drainage are connected.
Gas central heating.

Broadband and Mobile Service
At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

https://checker.ofcom.org.uk

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

https://check-long-term-floodrisk.service.gov.uk/risk#

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

Videos and Photography
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.







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.

24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
01305 340860 enquiries@parkersproperty.com

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