



Bridport Road
Poundbury
£295,000



Offered with vacant possession, this two-bedroom semi-detached stone cottage set within Poundbury. The home presents a rare opportunity to acquire a spacious retirement home with its own outside space. The property is one of four retirement cottages adjacent to Castle View Care Home and offers further accommodation including a living room, dining room, kitchen, shower room and bathroom. Externally there is a private paved terrace and use of the communal gardens at the care home. There is one allocated parking space. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's 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, doctors' surgery and pharmacy, all within walking distance, as well as a 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.



A wooden front door opens into the hallway with stairs to the first floor and access to all ground floor rooms and useful storage cupboard and under-stairs shower room with a cubicle shower, wash basin and WC. There is a good-size living room with central electric fire furnished with ornamental surround and mantle. A window and French doors provide plentiful natural light to the room and access to the paved terrace. The dining room offers versatility to this lovely home and similarly benefits from French doors leading directly to the paved terrace. The entrance hall, living room and dining room have all been newly carpeted. There is an attractive fitted kitchen with a Hotpoint integrated double oven with an Electrolux four ring gas hob with extractor hood, a Blomberg integrated fridge-freezer, Bosch washing machine which will remain, and stainless-steel sink with drainer.

A stairlift that will remain provides easy access to the first floor where both double bedrooms are situated and boast fitted storage cupboards. There is a further family bathroom with a panel-enclosed bath, separate cubicle shower, wash hand basin and WC. The floor also includes a handy airing cupboard providing further storage. Externally, there is an attractive private terrace and an allocated parking space.

The property can only be purchased by a person over 60 however, if it is a couple, we are advised only one of the purchasers has to be 60+ and the other 55+.

Flood Risk:

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

<https://check-long-termfloodrisk.service.gov.uk/risk#>

Services:

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

Mobile & Broadband:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>.

Agents Notes:

Lease length - 125 years from 25 February 2002

We are advised there is an annual service charge of £1,260.00.

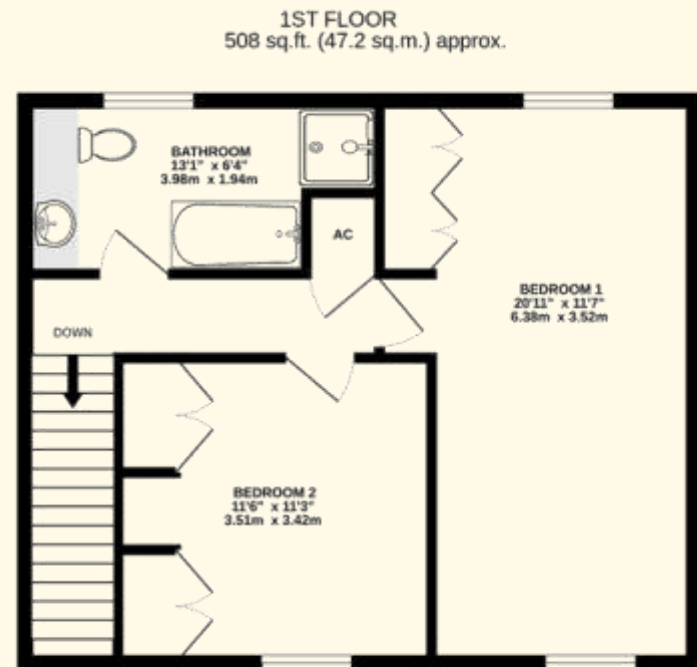
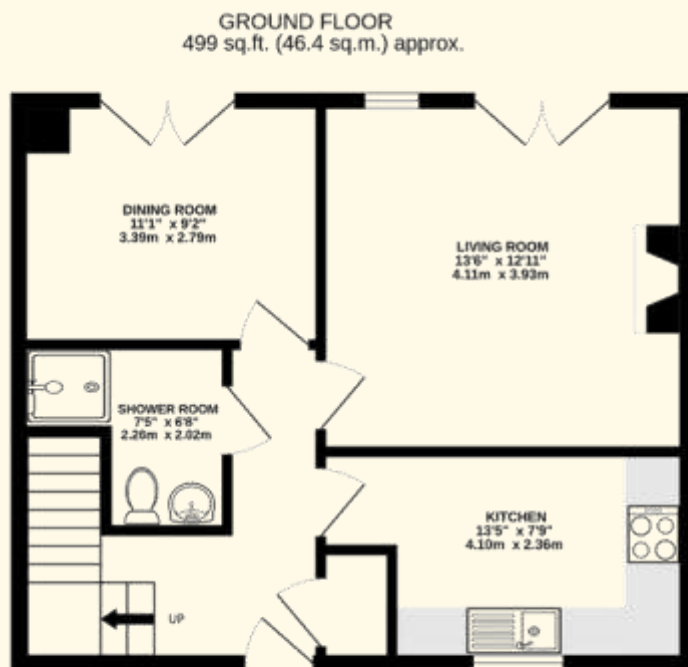
We are advised there is a peppercorn ground rent.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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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-landtax/#!/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.