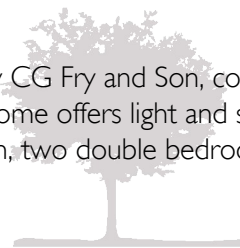




## Marsden Mews, Poundbury

OFFERED WITH NO ONWARD CHAIN, this freehold coach house built by CG Fry and Son, constructed of rendered elevations under a slate tiled roof, featuring an attractive cupola, and situated within an established residential courtyard. This elegant home offers light and spacious accommodation that is presented to a high standard throughout, comprising a generous dual aspect living/dining room, a well-appointed kitchen, two double bedrooms and a modern fitted bathroom. The property also benefits from a single garage and storage room. EPC rating B

Asking price £280,000



## Situation

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, and garden centre. 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.

Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Key Features

Entrance to the property is via a private wooden front door opening onto an entrance hallway offering space to decant outdoor wear and a useful storage cupboard. Stairs rise to the first floor where the generous living accommodation is situated and is presented to a high standard in neutral tones.

The property offers a generous reception room offering ample space for both sitting and dining furniture. There is a dual aspect offering plentiful natural light and a useful, large storage cupboard. An opening-leads through top the kitchen.

The kitchen is fitted with a comprehensive range of wall and base level units with worktops over and tiled splashback. Integrated appliances include a fridge/freezer, dishwasher, washer/dryer, double electric oven and a five-ring gas hob with extractor hood above, and vinyl flooring.

The property benefits from two generous-sized double bedrooms, both receiving plentiful natural light gained via a rear aspect.

The bathroom is fitted with a white suite comprising low-level WC, pedestal wash hand basin, panel enclosed p-shaped bath with fitted glass shower screen and shower unit. The room is finished with part-tiled walls and vinyl flooring.

There is a single garage with up and over door, power and light. The garage provides access to an additional storage room.

## Room Dimensions

Sitting / Dining Room 5.87m x 5.18m (19'3" x 17'0")

Kitchen 3.43m x 2.59m (11'3" x 8'6")

Bedroom One 4.34m x 3.18m (14'2" x 10'5")

Bedroom Two 3.10m x 3.07m (10'2" x 10'0")

Garage 5.72m x 2.87m (18'9" x 9'4")



Store Room 2.49m x 2.41m (8'2" x 7'10")

## Agents Notes

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](http://www.poundburymanco.co.uk)

Please note, as the freeholder, you are fully responsible for the building as a whole. A contribution for buildings insurance is payable from the leaseholders of the garages.

## Flood Risk

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

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

## Broadband and Mobile

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

## Services

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

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

## Stamp Duty

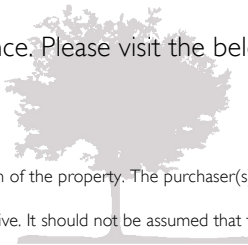
Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

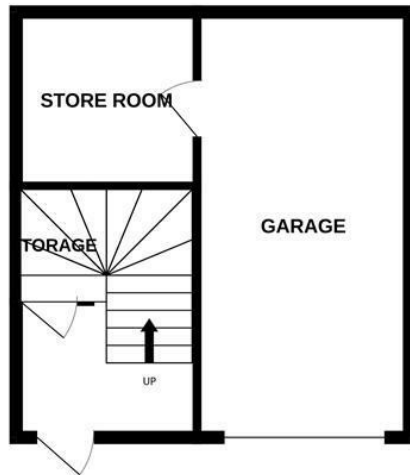
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



MARSDEN MEWS

TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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1ST FLOOR  
941 sq.ft. (87.4 sq.m.) approx.

