



BROOKHOUSE STREET POUNDBURY

Dorchester, DT1 3GL

Price £345,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in a peaceful location in the popular Poundbury development, this two double bedroom cosy cottage is offered for sale with no forward chain. The property benefits from a single garage and a separate secure off road parking space as well as sitting room, fitted kitchen, two double bedrooms and a bathroom.

Situation

Poundbury is King Charles vision of 21st Century living with a sense of community at the heart. Nestled in the rolling hills of Dorset Countryside while still being just a few minutes from the main town centre of Dorchester. A wonderful range of facilities are on the doorstep, include Restaurants sports centre & swimming pool, rugby club, butchers, wine merchant, Waitrose, Pubs, garden centre, Doctors surgery, the well regarded Thomas Hardy secondary school and Damers first school to name but a few.

The local area

The nearby county town of Dorchester is steeped in history and has several places of interest and museums. There are excellent transport links to both London Waterloo and Bristol Temple Meads stations and there is a regular bus service to Poundbury. The stunning Jurassic coast is a short drive away with it's coves and beaches.

Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

There are stairs leading to the first floor with a useful understairs cupboard and a ground floor cloakroom comprising a close coupled WC and wash hand basin.

Sitting Room

17 × 10' 6" (5.18m × 3.05m 1.83m)

This is a double aspect room with a window to the front and double french doors leading to the rear garden giving plenty of natural light. A feature is the wooden fire surround and hearth with a fitted gas fire.

Kitchen

12' × 8' narrows to 6' (3.66m × 2.44m narrows to 1.83m)

The kitchen is fitted with an ample range of attractive wall and base cabinets. A contrasting roll edge work surface incorporates a stainless steel sink unit with mixer taps. A fitted four ring gas hob with extractor fan above and a built in fan assisted oven. There is space for a fridge freezer and further space and plumbing for a washing machine. A Worcester gas central heating boiler is mounted on the wall and there is a window and a door to the rear garden.

Landing

With access to the roof space and a built in airing cupboard housing a hot water cylinder.

Bedroom 1

13' 6" inc wardrobes × 8' 9" (3.96m 1.83m inc wardrobes × 2.44m 2.74m)

The main bedroom is at the front and has a built in double wardrobe and a further range fitted wardrobes.

Bedroom 2

10' 4" × 8' 3" (3.05m 1.22m × 2.44m 0.91m)

Bedroom 2 has a window overlooking the rear garden.

Bathroom

8' × 7' 8" (2.44m × 2.13m 2.44m)

The spacious bathroom has a matching suite comprising a shaped panel bath with separate shower above and shower screen, close couple WC and pedestal wash hand basin. There is a heated towel rail and an extractor fan. A window to the rear gives natural light.

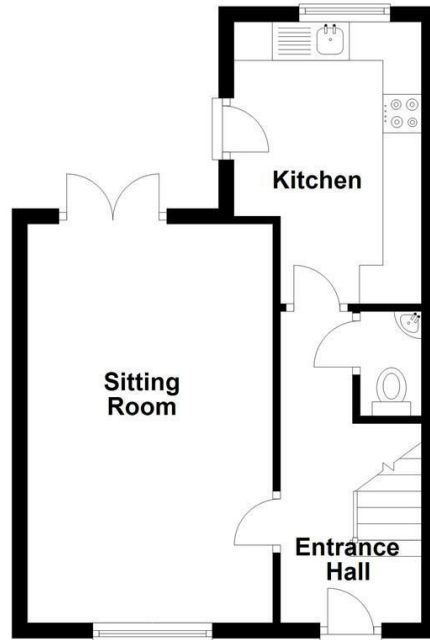
Outside

The delightful rear garden has two areas of lawn with very well stocked borders of mature plants shrub and trees. There is access from the rear via double wooden gates to a secure parking space. A SINGLE DETACHED GARAGE is also accessed from the rear and has a up and over door, power and light and a personal door to the rear garden.

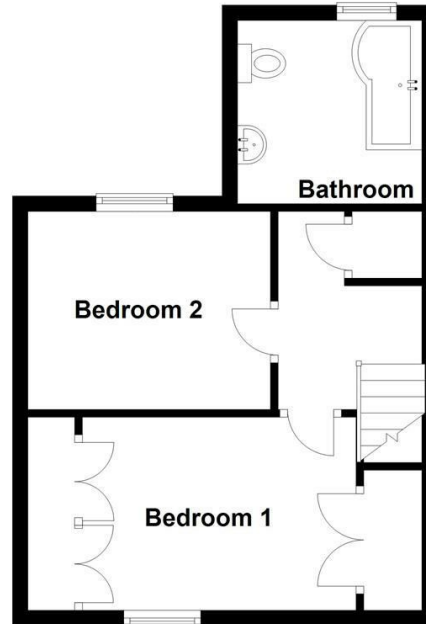
Useful Information

All mains services are connected to the property. For mobile Phone and Broadband Signal please check the Ofcom Checker on their website.

Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

