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Independent Property Consultants and Valuers







Princes Court, Dorchester

Offers in excess of £250,000

OFFERED WITH NO FORWARD CHAIN and set within a designated conservation area, this two bedroom, three bathroom home forms part of a popular over-55s development in the picturesque village of Puddletown. The property comprises a kitchen, an open-plan lounge/diner featuring a lift, and a separate sitting room. There are two comfortable bedrooms, with the primary bedroom benefiting from a dressing room and en-suite facilities. A ground-floor shower room adds further versatility, making single storey living both practical and convenient. Externally, the home offers an enclosed courtyard garden, an allocated parking space, and communal visitor parking. EPC rating: C.

8 Princes Court, Puddletown, Dorchester, DT2 8UE

Situation
Nestled in the Piddle Valley, the village of Puddletown boasts a range of local facilities, including St Mary's Church, a wonderful village shop with Post Office, The Blue Vinney public house, GP Surgery with dispensary, a vets, a book shop and access to Puddletown forest for walking. The county town of Dorchester is approximately 5 miles to the south and provides an extensive range of shopping, business and recreational facilities. Other towns within easy reach include the coastal town of Weymouth, about 13 miles, Sherborne, about 18 miles and Blandford Forum, about 12 miles. Puddletown is host to two well received schools, Puddletown First School and Puddletown Middle school and the village is also within the catchment for Thomas Hardye School, Dorchester.

Accommodation
Princes Court is discreetly positioned away from the High Street in the heart of Puddletown village, with access via a private approach. The property is reached through beautifully maintained communal gardens, featuring a variety of mature plants, shrubs, colourful flowers, and charming water features. A paved pathway leads to the part-glazed front door, which opens into a welcoming entrance hall.

Ground Floor
The hallway offers access to the ground floor shower room appointed with a white suite comprising a corner shower, WC and wash hand basin, alongside a storage cupboard. A further door leads into an inner lobby, where stairs rise to the first floor and a useful under-stairs cupboard is located. This area opens into a bright and well-presented open-plan kitchen and living space, finished in soft neutral tones. The room benefits from a lift that provides independent access to the first floor, offering flexibility and ease of movement throughout the home. Additionally, the living room features French doors opening onto the rear garden. Bi-fold doors lead through to a separate and versatile sitting room with a rear aspect window, which could alternatively serve as a ground floor bedroom.

The Kitchen
The open-plan kitchen seamlessly shares the space with the lounge and dining area and is fitted with a range of wall and base units with work surfaces over, incorporating a sink with mixer tap and drainer. Appliances, housed beneath the worktops, include electric oven and hob, dishwasher, washing machine and a fridge/freezer. Additionally, the Worchester boiler is discreetly housed within the units. The space is finished in neutral tones, complemented by vinyl wood-effect flooring and part-tiled walls.

First Floor
Stairs rise to the first-floor landing, which provides access to all first-floor accommodation. The landing leads to two well-proportioned double bedrooms and the family bathroom. The bathroom is fitted with a white suite comprising a panelled bath, a heated towel rail, a W/C and wash hand basin set within a vanity unit, and benefits from a skylight that allows for plenty of natural light. The room is finished with vinyl flooring and part-tiled walls.

Bedrooms
The well-presented primary bedroom is generously proportioned and enjoys a front aspect window. An opening leads through to a mirrored dressing room, which benefits from fitted storage and access to the lift. From here, a door opens into the en-suite shower room, fitted with a white suite comprising a shower cubicle, WC and wash hand basin set within a vanity unit providing additional storage. Further storage is available within the eaves and in the cupboard housing the water heater. The space is flooded with natural light from a skylight window.

Bedroom two enjoys a rear aspect and also benefits from a skylight window, along with excellent storage provided by fitted double wardrobes.

Externally
Externally, the property benefits from a fully enclosed, low-maintenance patio courtyard with a flower bed border to the rear. The surrounding fencing provides privacy and access to the front of the property. A secondary gate leads into the neighbouring property but is strictly designated as a fire escape only and must not be used for any other purpose.

Each property has an allocated parking space, with an additional visitor space available.







Agents Notes
Please note that the gate between properties 7 and 8 is designated solely as a fire escape and must not be used for general access.

Please note there is an annual service charge of £350 for the communal areas.

There is a local Neighbourhood Plan available on the Dorset Council website.
Please visit: https://www.dorsetcouncil.gov.uk/w/puddletown-neighbourhood-plan

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 and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

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

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







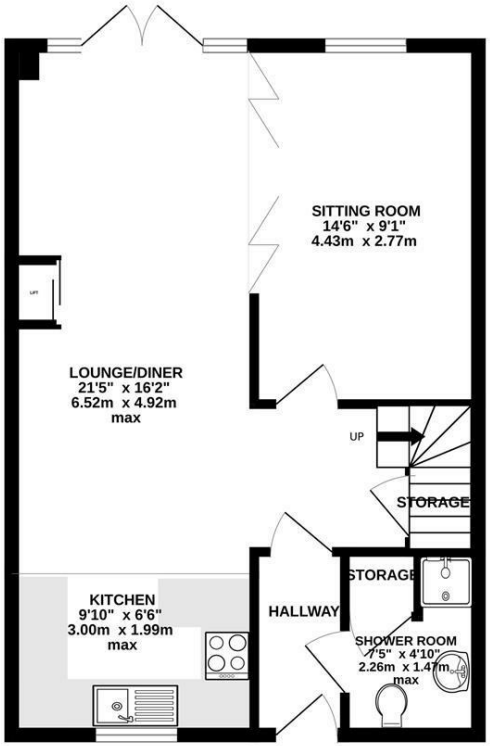
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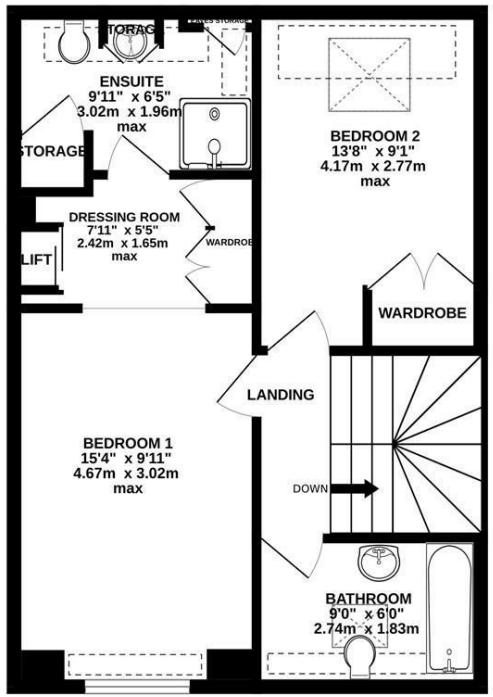
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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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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