PARKERS

01305 340860

Independent Property Consultants and Valuers







Marsden Street, Dorchester

Asking price £380,000

This well presented end of terrace home is situated in the highly sought-after development of Poundbury, a short walk from the wonderful Great Field. With accommodation arranged over two levels, this lovely residence offers a ground floor reception room, WC and a well-equipped kitchen/diner, and three bathrooms. Located on the first floor are three bedrooms and a family bathroom. Externally, the home boasts an attractive rear garden, mainly laid to lawn with dedicated paved areas for garden furniture. A door offers pedestrian access to the double garage while a rear gate offers access to the courtyard area. EPC Rating TBC.

4 Marsden Street, Poundbury, Dorchester, DT1 3DH

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.

Description
Entrance to the property is gained via a wooden door with fanlight above. The property comprises neutrally presented accommodation including an entrance hall with useful storage and a downstairs WC. A door opens onto a front-facing sitting room with a large window allowing plentiful natural light and an attractive wood effect floor.

To the rear of the ground floor is a spacious kitchen/diner with ample cupboard space with worksurface over and a range of appliances, including a five-ring gas hob, built-in fridge freezer, washing machine, dishwasher and double oven. French doors open onto the rear garden.

Upstairs, the landing gives access to two double bedrooms, a third smaller bedroom and the family bathroom, fitted with a shower cubicle, WC and wash basin. There is also a useful airing cupboard.

The property further benefits from an attractive, two tier garden with patio areas and lawn. A path and some steps lead to the double garage providing both parking and additional storage.

Agents Notes
Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

The sale is a part exchange via New Homes Solutions. As such, it is subject to the following conditions:-
A 28 day exchange from the date sale is agreed.
All buyers must be qualified by New Home Mortgages BEFORE an offer is accepted.

Services
Mains electricity and water are connected.
Gas fired central heating.







Local Authorities

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D

Mobile and 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

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#

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

Photos and Videography

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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