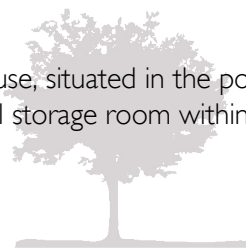




Liscombe Mews, Poundbury

Parkers are delighted to offer this spacious two bedroom detached coach house, situated in the popular location of Poundbury. There is an open-plan sitting room/kitchen, family bathroom and two double bedrooms. The property benefits for an additional storage room within the property, a car port and outside storage area as well. EPC rating B



Asking price £275,000

Situation

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Accommodation

Ground Floor

Entrance is gained via a private front door to:-

Hallway

A useful area to decant and store outdoor wear. The stairs lead to the majority of living space on the first floor.

Study 2.31m x 2.34m (7'07 x 7'08)

A superb space ideal as a study area and offering versatility to the accommodation.

First Floor

Landing

Provides access to all rooms and the airing cupboard. There is a side aspect window providing natural light.

Sitting Room / Kitchen 5.97m x 4.39m (max) (19'07 x 14'05 (max))

An open plan kitchen / dining and sitting area with front aspect windows. Presented in neutral tones with a carpeted area in the sitting area space and attractive wooden effect flooring in the kitchen. There are a range of wall and low level cream units with work surface over. There is space for a fridge freezer, and washing machine. Integrated units include a one and a half bowl sink and drainer, an oven with a four ring gas with extractor over.

Bedroom One 4.24m x 3.56m (13'11 x 11'08)

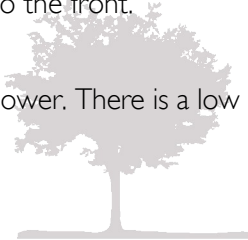
A good size bedroom with front aspect window, wall mounted radiator, neutral decor and fitted storage space.

Bedroom Two 3.86m x 2.54m (12'08 x 8'04)

The second bedroom offers front aspect window and a wall mounted radiator to the front.

Bathroom 2.31m x 1.70m (7'07 x 5'07)

A tastefully presented room with panel enclosed bath with shower screen and shower. There is a low level WC and wash hand basin.



Externally

The property is set within a courtyard location and offers an undercover car parking space and storage area for bins.

Agents Notes

Please call our office with any questions regarding the tenure of the property.

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council,
South Walks House,
South Walks Road,
Dorchester, Dorset,
DT1 1UZ,

Tel: 01305 211970

We are advised that the council tax band is C

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860

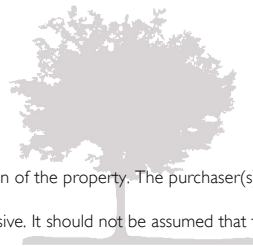
COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.

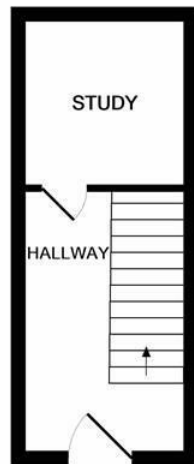


Important notice. Parkers notify that:

- 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.



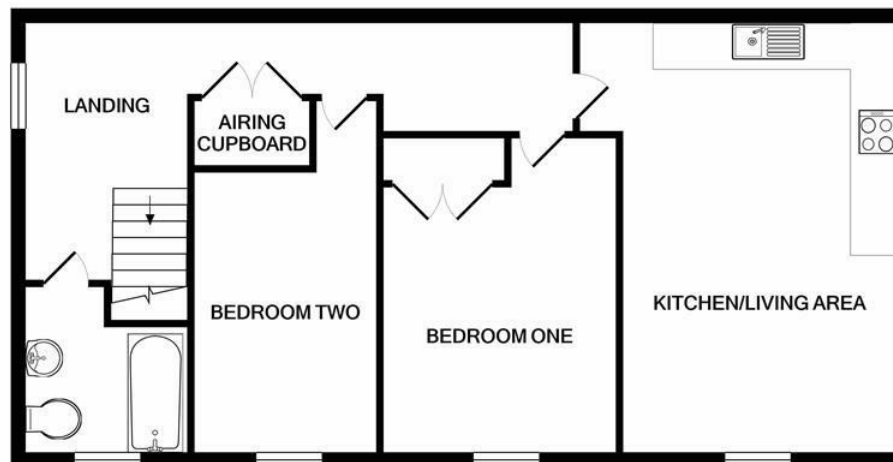


ENTRANCE FLOOR
APPROX. FLOOR
AREA 149 SQ.FT.
(13.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
APPROX. FLOOR
AREA 764 SQ.FT.
(71.0 SQ.M.)