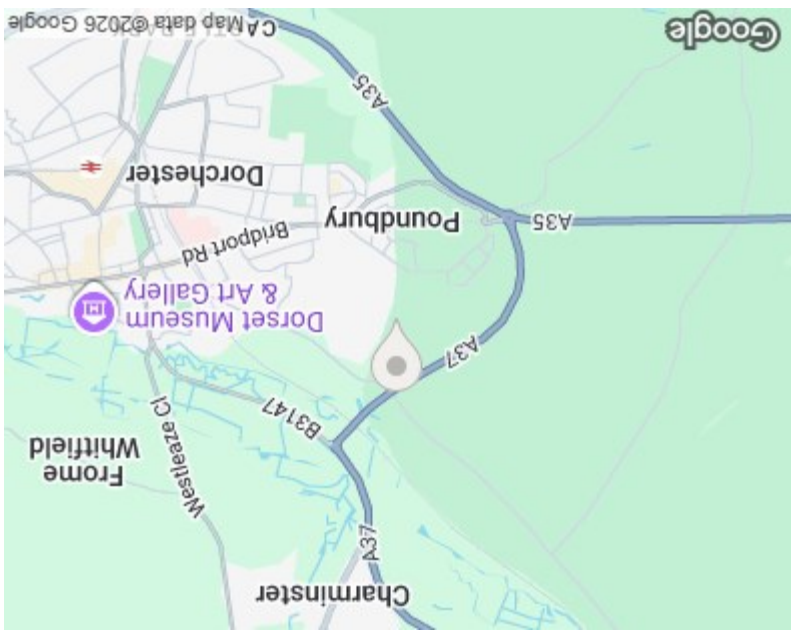

Coade Street, DT1
Approximate Gross Internal Area
89.60 SQ.M / 964 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

The Property Ombudsman

PARKERS
Independent Property Consultants and Valuers
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Coade Street, Dorchester

Asking price £299,625

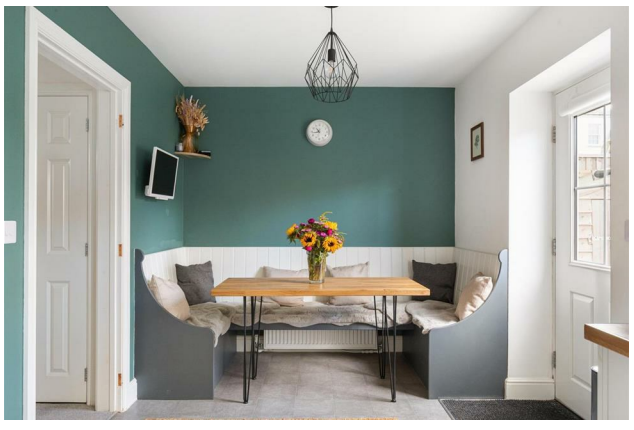
Nestled in an Area of Outstanding Natural Beauty, is this beautifully presented and well proportioned, three bed terraced family home. The property is comprised of a reception room, an open kitchen/diner, a modern family bathroom and a ground floor W/C. Additionally, the home benefits from a west facing, enclosed rear garden and two allocated parking spaces. The marketing price represents a 75% SHARED OWNERSHIP. There is an option to purchase the property at 100% if desired. EPC rating B.

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 via a wooden door with a feature arch window, opening into a welcoming hallway that houses stairs that rise to the first floor and offers doors that provide access to all ground floor rooms. There is a useful under stairs storage cupboard and a ground floor WC. The generous reception room is a warm and inviting space that receives natural light gained via a front aspect double glazed window and is tastefully decorated with panelling to feature the wall. The well-equipped kitchen/diner is comprised with a comprehensive range of modern white, wall and base level units with work surface over and matching upstands. There is a wealth of integral appliances, including a dishwasher, washing machine, 4-ring induction hob, a single oven, and fridge freezer. The standout feature of the room is the bespoke fitted dining area, adding both practicality and versatility with thoughtfully designed space for dining and storage, and completing the home's modern and stylish feel.



Stairs rise to the first-floor landing, where you'll find access to all three bedrooms, the bathroom, and an airing cupboard. Two of the bedrooms are of double size and the third is perfect for a nursery or an office space. All three rooms are tastefully designed and have a bright and airy feel with calming tones and fitted carpets. The family bathroom is well presented, comprised of a white suite including a panel enclosed bath with a shower attachment over, W/C and a hand wash basin set in a vanity unit. The room is finished with part tiled walls and tile effect flooring.

To the rear of the property is an enclosed garden, mainly laid to lawn, with a patio area abutting the house. A paved pathway leads to the shed and continues to the rear of the garden, bordered by a raised planter featuring a variety of shrubs and plants. A rear gate provides access to the parking spaces.

Agents Notes

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment. The seller advises this fee is included within the payments made to Aster Housing Group.
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

The asking price represents 75% of the full market value. The property is offered for sale with a monthly rent payable of £251.65 to Aster for the remaining 25%. There is an option to staircase to 100% ownership of the freehold upon completion. In the event the purchaser staircases to 100% value, the rent element will cease.

Lease length - 125 years from and including 1st April 2019

There is a monthly service charge of £30.93

Any purchaser, applying to purchase the property under shared ownership, must have a local connection to Dorset either through residency, work or family. If the property is purchased under 100% value, the 106 local connection agreement is not applicable.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is C.

Services

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

Broadband and Mobile Service

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-term-flood-risk.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

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.