



P A R K E R S

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Independent Property Consultants and Valuers



Vittoria Court, Dorchester

An ideal investment or first time buy, and offered in an area of Outstanding Natural Beauty, is this well-presented two bedroom coach house favourably situated within the popular Poundbury development. Further accommodation includes a modern and stylish kitchen, generous reception room and shower room. The property is offered with an exclusive right to use a parking space. EPC rating B.



Asking price £250,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, nearby garden center and the highly regarded Damers First School. 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 well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, leisure center and weekly market and many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. 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.

Key Features

A communal door with intercom entry system, shared with the opposite apartment, opens onto the communal hall with stairs leading to number 2. The hallway and landing are both spacious and light spaces.

A private door leads to apartment 2 opening onto the hallway with doors to all rooms and a convenient storage cupboard. The neutral and minimal decor sets the tone and feel for the entire accommodation.

There is an open-plan reception room offering plentiful space for both sitting room and dining furniture. An opening leads through to the kitchen fitted with a comprehensive range of wall and base units with worksurface over. The modern kitchen offers a number of integrated appliances including AEG double oven with gas hob, Electrolux fridge/freezer, AEG dishwasher and Electrolux washing machine and tumble dryer.

There are two bedrooms at the property. The principal room is a generous size whilst bedroom two comfortably accommodates a single bed and further furniture.

The contemporary and neutral shower room is fitted with a stylish suite including large shower, WC and wash hand basin. Part tiled walls and wood-effect flooring completes the decor.

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

Seller owns the garages below the property and these are leased to nearby properties.

Lease Length - 999 years from and including 17 December 2021

Any costs associated with the shared entrance hall and landing, plus the garages is shared with the opposite coachhouse (number 1). This includes electric, buildings insurance and any ad hoc expenses.

We are advised the property is offered with 6 years remaining on the NHBC.



Mobile and Broadband

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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#>

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

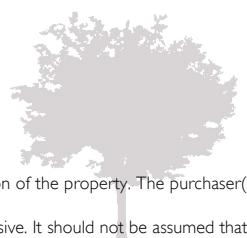
Council tax band D.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

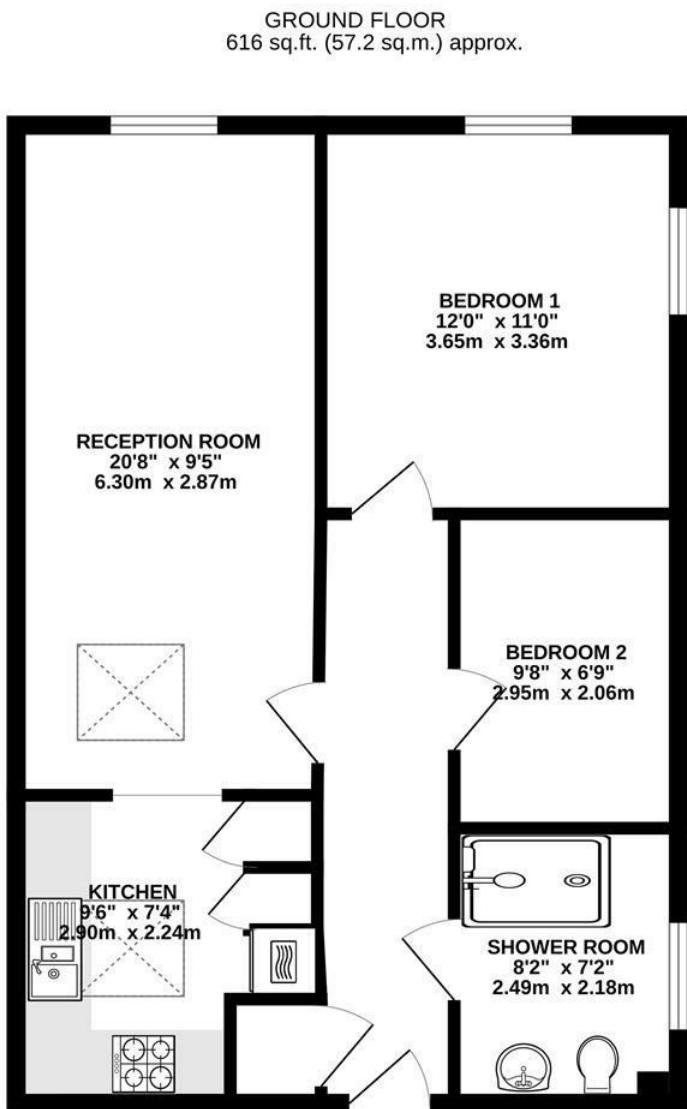
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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