



Harpree Court
Poundbury



Parkers are delighted to offer for sale this two bedroom detached, freehold coach-house favourably situated within the sought after development of Poundbury. The property boasts light and spacious accommodation that is finished to an extremely high standard throughout and benefits from a single garage. EPC rating C.

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 in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital are also a short walk away.



- A spacious hallway provides a wonderful introduction to this property, housing a large under stairs storage cupboard and providing access to both the integral garage and a utility room with low level wc and wash hand basin.
- Stairs from the hallway rise to the first floor landing that enjoys several rear aspect velux windows that provide plentiful natural light. Doors lead to all principal rooms.
- The wonderfully spacious sitting room provides ample room for both living and dining with vaulted ceilings and Velux windows creating a true feeling of space. The sitting area features an electric fireplace with remote control.

- The kitchen boasts a comprehensive range of stone coloured wall and base level units that provide ample storage options with granite work surface over. Integral appliances include a fridge freezer, a dishwasher, a double oven and a four ring hob with extractor hood over.
- The property benefits from two double bedrooms, the master is generous in size and is appointed with a double fitted wardrobe with hanging rail and shelving. Both bedrooms are enhanced by their tastefully fitted en-suite facilities.
- There is a single garage with up and over door, power and light.

Room Dimensions:

Hallway	4.09m x 2.90m	(13'05" x 9'06" (max))
Utility Room	2.87m x 1.78m	(9'05" x 5'10")
Sitting Room/Kitchen	6.30m x 6.02m	(20'08" x 19'09")
Bedroom One	3.89m x 3.18m	(12'09" x 10'05")
En-suite	3.23 x 1.65m	(10'07" x 5'04") (max)
Bedroom Two	4.45m x 2.74m	(14'07" x 9'0")
En-suite	2.01m x 1.93m	(6'07" x 6'04")
Garage	6.05m x 3m	(19'10" x 9'10")

Agents Notes:

There is an Annual Manco charge with charges varying between £110 and £160 dependent upon location.

Services:

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

Local Authorities:

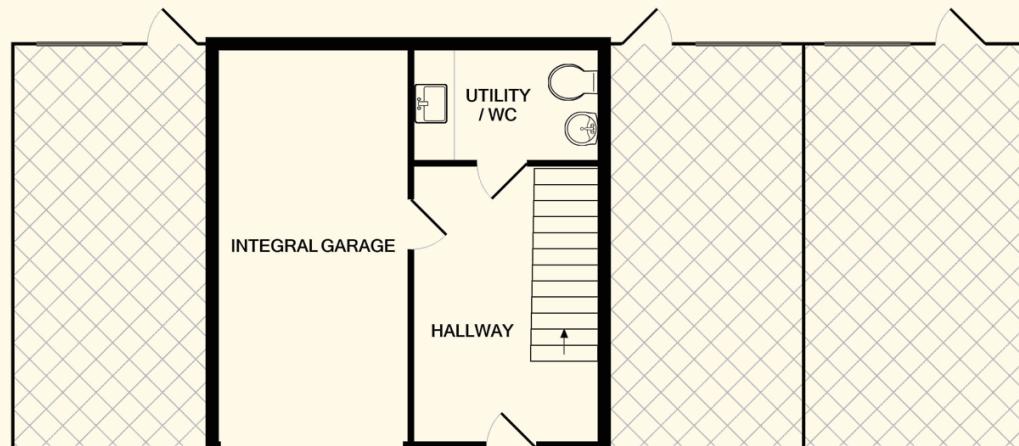
Dorset Council,
 South Walks House, South Walks Road,
 Dorchester, Dorset, DT1 1UZ,
 Tel: 01305 251010.

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

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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 387 SQ.FT.
 (35.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1005 SQ.FT.
 (93.4 SQ.M.)

HARP TREE COURT
 TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.3 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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