PARKERS

01305 340860

Independent Property Consultants and Valuers

Harptree Court, Dorchester

£285,000

OFFERED WITH NO ONWARD CHAIN and situated in a quiet courtyard location, within the sought-after development of Poundbury is this end of terrace, two storey home, in close proximity to both the Queen Mother Square and The Great Field. Accommodation includes a sitting room, modern kitchen, two bedrooms, bathroom and ground floor WC. Additionally the home benefits from the exclusive right to use an allocated parking space. EPC rating C

Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III'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 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 centre 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.

Accommodation

Entrance

Upon entry to the property, you are immediately taken through to the hallway, with access granted to all ground floor rooms - including the WC.

Sitting Room

A good-size sitting room provides a comfortable living space and features wooden flooring throughout. A front aspect bay window allows natural light to enter the room.

Kitchen

The kitchen is fitted with a range of cream wall and base level units with worksurfaces over and tiled flooring throughout. Integral appliances include a washing machine, Hot Point dishwasher, Lamona fridge-freezer, Bosch double oven and four-ring gas hob. There is space for dining furniture if desired.

Bedrooms

There are two double bedrooms at the property, both fully carpeted and appointed with Velux windows and front aspect windows.

Bathroom

A stylish family bathroom, furnished with a panel enclosed bath with part-shower screen and shower attachment, WC and was hand basin. The room is complete with tiled flooring.

Agents Notes

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

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 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, gas, water and drainage are connected. Gas fired central heating.

Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The council tax band is C.

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.

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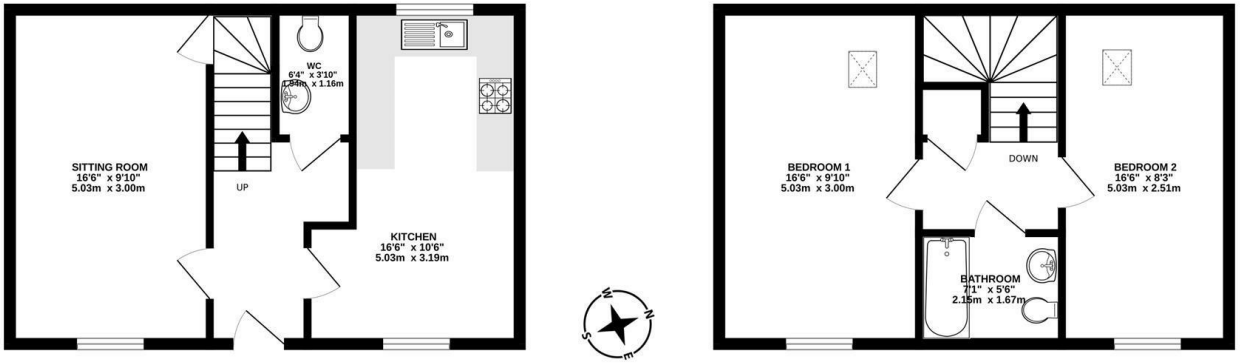
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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