



# PARKERS

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Independent Property Consultants and Valuers



Bridport Road, Dorchester

Offered with no forward chain is this purpose built apartment in the heart of Poundbury occupying the whole of the top floor. The unusually laid out accommodation comprises a large sitting room, kitchen/dining room, two double bedrooms, en-suite shower room and a bathroom. The property is south-east facing, and benefits from a private aspect and extensive views over the already completed areas of the development with hills and fields beyond. EPC rating TBC.



Asking price £250,000

## 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.

## Appartement

Enter into the building and stairs that rise to the first floor, take you through to the communal hallway. From here a door provides access to number 9.

## Entrance Hall

The entrance hall offers a coat rail and space for shoe storage, complemented by a wall-mounted radiator and a wall-mounted central heating boiler. A wall-mounted entry phone provides added security and convenient communication for visitors. Doors provide access to the bathroom, Sitting room and bedroom two.

## Bathroom

The bathroom is comprised of a panelled in bath with shower head attachment, a W/C and hand wash basin, a radiator placed under the good sized window set within the sloping ceiling and extractor fan. The room is completed with neutrally toned, part tiled walls and wooden Vinyl flooring.

## Sitting Room

Enter through a double door and into the living room, benefitting from an abundance of natural light via two rear windows set within the sloping ceiling. The room offers a comfortable seating area with space for lounge furniture, complemented by a feature ceiling light and soft, neutral décor. Additional features include a coal gas fire with surround and mantle and fitted carpet. There are two additional doors, one door providing access to the Bedroom one and the other provides access to the kitchen.

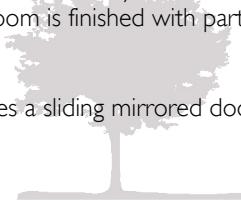
## Kitchen/diner

The kitchen/diner provides space for dining furniture and has of a range of wall and base level, wood effect units, with work surface over housing the integral stoves oven and four ring gas hob with extractor hood above. There is a one and a half bowl sink with mixer tap and drainer. There is space for free standing appliances and a window set within the ceiling allows in natural light. The room is finished with tiled splash back, neutrally toned décor and wood effect flooring.

## Bedrooms

Bedroom one is of good sized and features excellent storage solutions via Double fitted storage cupboards and a large airing cupboard. The airing cupboard houses water tank and a fire door that grants access through to the communal hall. Additionally, the room benefits from an en-suit comprised of a shower cubicle, a W/C, hand wash basin, a radiator and extractor fan. The room is finished with part tiled walls and wood effect flooring.

Bedroom two, accessed from the entrance hall, is a versatile room of double size and features a sliding mirrored door, storage cupboard and a front aspect facing window. The room is finished with carpet and neutral tones.



### Agents Notes

There are 125 years from 29th September 2003

There is a monthly service charge of £192

There is an annual Manco charge of £232. This figure is reduced to £220.00 upon receipt of an early payment.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk).



### Services

Mains electricity and water are connected.

Gas fired central heating.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

The council tax band is C.

### 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#>

### Stamp duty

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

Please visit the below website to check this.

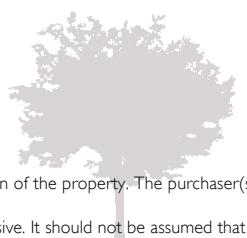
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



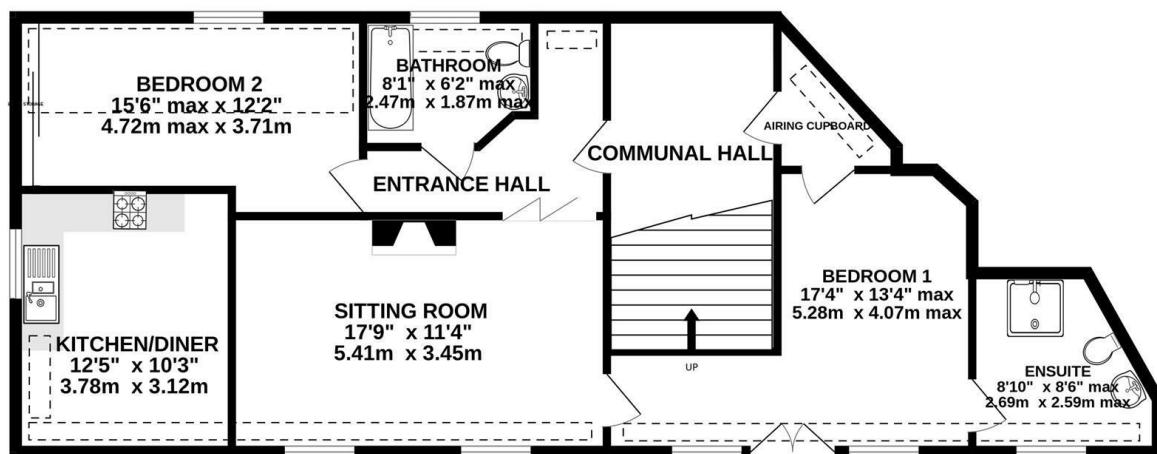
Important notice. Parkers notify that:

- 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.



GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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 guide purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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