



Secret House, Dugdale Mews
Poundbury



This impressive two bedroom detached property provides a great opportunity to acquire a unique family home favourably situated within the sought after development of Poundbury. The property is immaculately presented throughout, enjoying light and spacious accommodation comprising a generous sitting room, a modern well appointed kitchen, two good size double bedrooms and a tastefully fitted family bathroom. In addition, the property benefits from an enclosed garden and offers two allocated parking spaces.

Poundbury is an urban development of the County Town of Dorchester and is King 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 is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



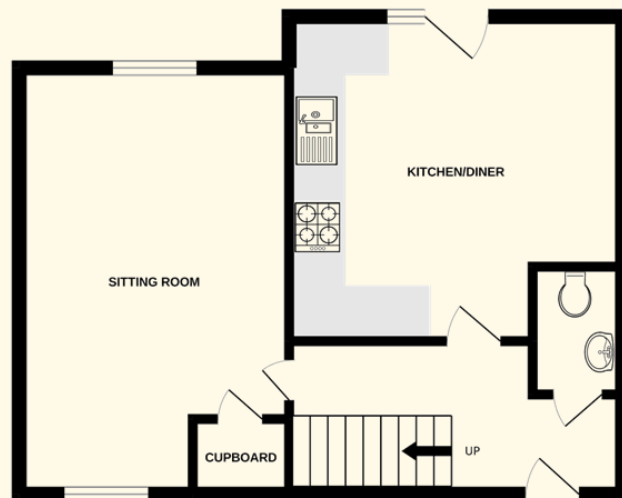
The entrance to the property is gained via a hallway that houses a WC and stairs that rise to the first floor. The light and airy sitting room is tastefully finished in modern decor and offers natural light gained from windows to the front and rear.

The kitchen/diner is well appointed, fitted with a selection of integral appliances including a fridge freezer, four ring gas hob, electric oven, dishwasher and washing machine. There are a comprehensive range of modern wall and base level units that provide ample storage options with work surfaces over. A part glazed door provides direct access to the garden.

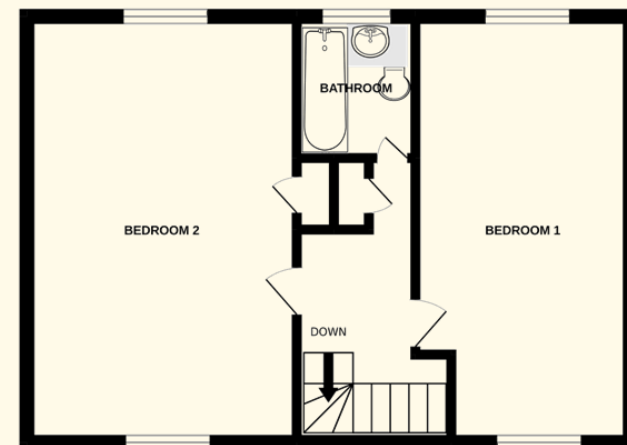
Situated on the first floor of the property is an open landing housing a useful storage cupboard. There are two good size double bedrooms both gaining natural light via a dual aspect. The family bathroom is well appointed with partially tiled walls, built-in unit housing the wash basin and storage, low level wc and panel enclosed bath with shower over.

Externally there is an attractive west facing, enclosed garden mainly laid to lawn with an area of patio abutting the property providing an ideal space for alfresco dining. Access can be gained from side and rear gates. The property also benefits from two allocated parking spaces.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



Agents Notes:

There is an annual Manco charge with charges varying between £170 and £280 dependent upon location.

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

We are advised that the council tax band is D

TOTAL FLOOR AREA : 821 sq.ft. (76.2 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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Room Dimensions:

Sitting Room	5.11m x 3.23m max (16'09" x 10'07" max)
Kitchen/Diner	3.99m x 3.89m max (13'01" x 12'09" max)
Bedroom One	5.13m x 2.57m max (16'10" x 8'05" max)
Bedroom Two	5.11m x 3.23m max (16'09" x 10'07" max)

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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