



Princes Mews East
Dorchester
Offers in Excess of £400,000



A delightful, four-bedroom terraced house close to the thriving town centre of historic Dorchester. Princes Mews East is a small, quiet, private development, with attractively built traditional-style properties which face the rear of the grade two listed, stone-built 'Benjamin Ferrey House', which was converted in the late 90's to provide luxury flats. Number 9 Princes Mews East was built around 2002: it is mid-terrace in a well-built block of four and is maintained in very good condition by the present owners. It is tastefully decorated throughout and has an EPC rating of 'C'.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



On entering the house there is a welcoming entrance hall, which is bright and appealing with access via a beautiful, glazed 'Bomen' steel door to a superb, well-proportioned 'Wrens' kitchen, with plenty of cupboards, (one of which is already plumbed for a water softener), integral eye-level double oven and dishwasher. A free-standing washer/dryer and tall fridge-freezer are available to purchase - all new when the kitchen was replaced 4 years ago. The Vaillant gas boiler in the kitchen was installed by British Gas 5 years ago and provides hot water and central heating throughout – the system is serviced annually

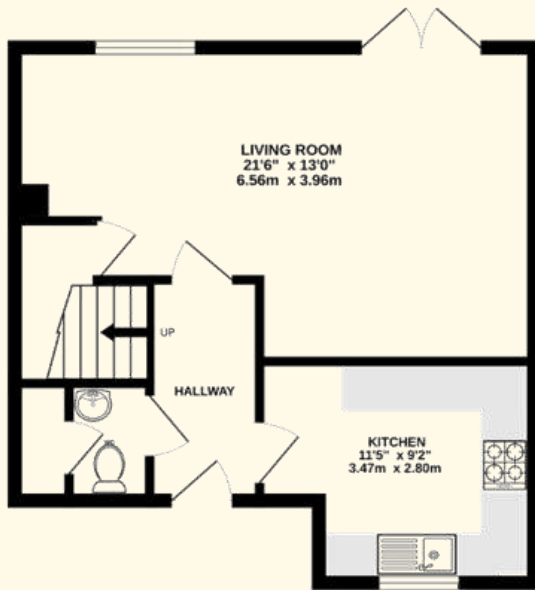
The hallway also gives access to stairs to the upper floors, a cloakroom with a store cupboard, a good-sized bright and attractive living room, with patio doors leading to the enclosed back garden

There are two double bedrooms, one single bedroom and a family bathroom on the first floor, all bright and attractively laid out. The single bedroom is currently used as an office/study. The front-facing double bedroom benefits from an airing cupboard housing the hot water storage tank.

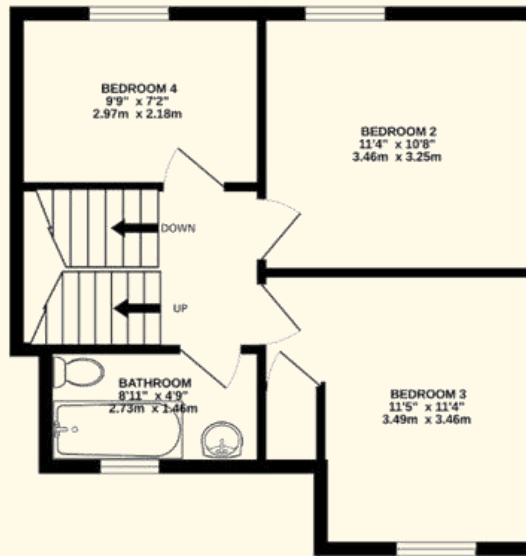
The dedicated principal bedroom is situated on the second floor and features an en-suite shower room, two built-in wardrobes and access to a void storage area. The dormer window enjoys far-reaching views across the rooftops and church spires, with glimpses of the surrounding countryside. A loft hatch provides access to additional potential storage space, with a light already installed.

There are two parking spaces at the front of the house, (which is very rare for such a prime location in the town centre). The rear garden, laid to patio and decking, has a summerhouse, tool shed and rear access gate.

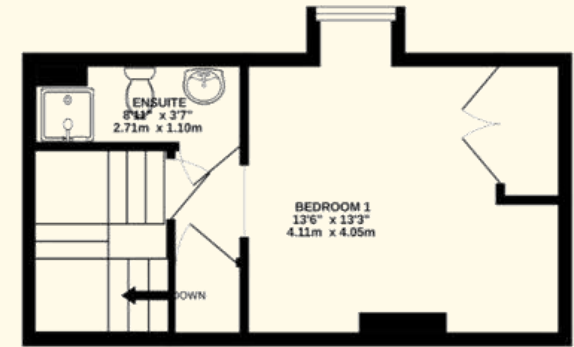
GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Services:

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

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>

Agents Notes:

There is an annual service charge of £316.00

The property is situated in a designated conservation area.

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