PARKERS

01305 340860

Independent Property Consultants and Valuers







Shapley Court, Dorchester

Offers in excess of £300,000

OFFERED WITH NO FORWARD CHAIN, this well presented, semi-detached coach house is situated in a quiet courtyard location within the sought-after development of Poundbury and in an area of outstanding natural beauty. Accommodation comprises a good-size and modern open-plan kitchen and living area, two bedrooms with an en-suite to the main bedroom and bathroom. In addition, the home benefits from two garages. EPC rating TBC.

3 Shapley Court, Poundbury, Dorchester, DT1 3TA

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.

Description

A wooden composite door takes you through to the entryway of the property, where a set of stairs rises to the newly decorated accommodation. The first-floor landing features a useful cupboard with fitted shelving that discreetly houses the boiler, with doors leading to all primary rooms.

The open-plan kitchen and living space is bright, airy, and thoughtfully designed throughout. The kitchen area comprises a modern suite with attractive Karndean flooring, LED downlights, a range of wall and base units, and marble-effect work surfaces. Integrated appliances include a Neff four-ring induction hob, a Neff extractor hood, a Neff electric oven, and a built-in bin, alongside dedicated plumbing and space for additional appliances. The adjoining living and dining area transitions into carpeting and is filled with natural light from both the windows and a skylight.

The primary bedroom is a well-proportioned double room with a large window. It is served by a newly updated en-suite shower room equipped with Karndean flooring, a shower cubicle, a wash hand basin, a low-level WC, a heated towel rail, and a skylight. The second bedroom is currently styled as a study and features new carpet alongside a large wardrobe with a hanging rail. The main family bathroom features wood-effect laminate flooring, tiled splashbacks, a panel-enclosed bath with an overhead shower, a folding screen, a wash hand basin, a WC, an extractor fan, and a heated towel rail.

Outside, the property includes two garages providing secure parking and excellent storage solutions. The garage on the right is equipped with power, lighting, and an under-stairs storage area, while the second garage features an up-and-over door.







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

Tel: 01305 211970

Council tax band C.

Agents Notes
The remaining garages are leased for a term of 999 years from 1 January 2004 and are leased to other properties.

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

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.

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-termfloodrisk.service.gov.uk/risk#

Services
Mains electricity and water 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







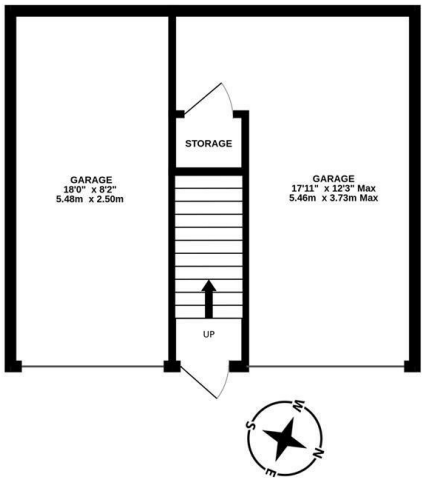
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- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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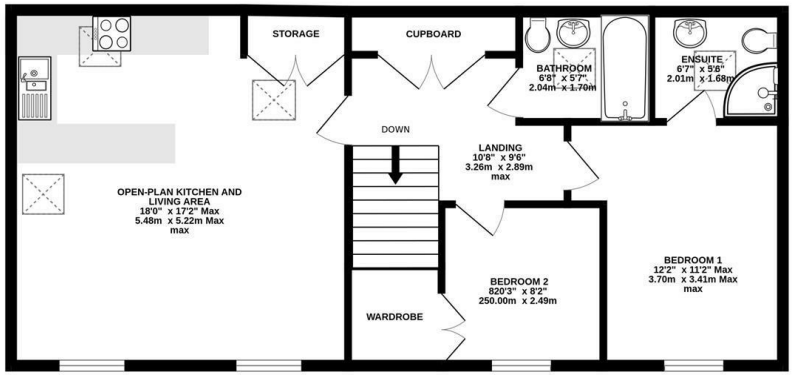
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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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