



19 Peverell Avenue West, Poundbury, Dorchester, Dorset

A well proportioned and beautifully presented town house with south facing garden and double garage conveniently situated close to Queen Mother Square.

Guide Price
£595,000
Freehold



19 Peverell Avenue West, Poundbury, Dorchester, Dorset, DT1 3SU

- Three storey townhouse
- Conveniently situated close to Queen Mother Square
 - Four bedrooms
 - Open plan kitchen/dining room
 - Spacious first floor double aspect sitting room
 - Two shower rooms and family bathroom
- Delightful south facing easily maintained enclosed garden
 - Double garage
 - Council tax band E

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

A spacious and well appointed three storey town house conveniently situated in Poundbury within a short walking distance of Queen Mother Square. Built by Morrish Homes in 2007 with attractive rendered elevations under a slate roof, offering versatile accommodation which has been subject to considerable refurbishment by the current owners including fitted window shutters, new Harvey Maria flooring to the ground floor and newly fitted carpets throughout.

On the ground floor, a welcoming reception hall leads to a ground floor shower room and bedroom/study with rear aspect stable door and cupboard housing the gas boiler. The open plan kitchen/dining room offers an abundance of natural light with a double aspect and full length windows and door opening to the rear, south facing garden. The kitchen is well appointed with wall and floor cupboards with granite worksurfaces, integrated fridge and freezer, dishwasher and washing machine with a built in double electric oven and 4 ring gas hob.

On the first floor, stairs lead to the second floor accommodation together with access to a double bedroom to the rear and delightful double aspect sitting room with

living flame gas fire and light oak hard wood flooring. On the second floor landing is a useful linen cupboard, airing cupboard with pressurised water cylinder, hatch to loft, well appointed family bathroom and doors to two double bedrooms, both with built in wardrobes. The main bedroom has a new/modern en-suite shower room.

Outside

A small front garden with slate border, enclosed by wrought iron railings. The rear garden enjoys a favoured south facing aspect and designed for ease of maintenance, mainly being paved with gravelled borders. and garden shed. Steps lead down to a covered walkway with pedestrian rear access and side door leading to a spacious double garage with twin electrically operated doors.

Situation

The property is situated in a convenient location close to the stylish Butter Market and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with a

number of specialist outlets.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

Services

Mains gas, electric, water and drainage. Gas central heating system

Broadband- Ultrafast broadband is available
 Mobile phone coverage- Network coverage is reported to be excellent both indoors and out
 (Information from <https://www.ofcom.org.uk>)

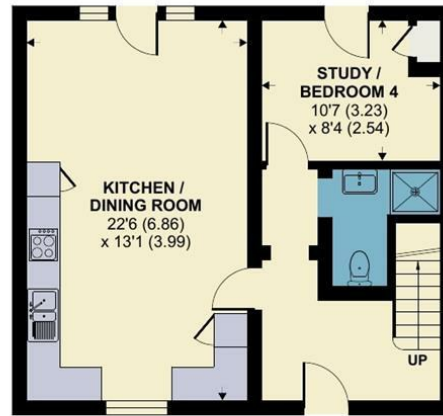
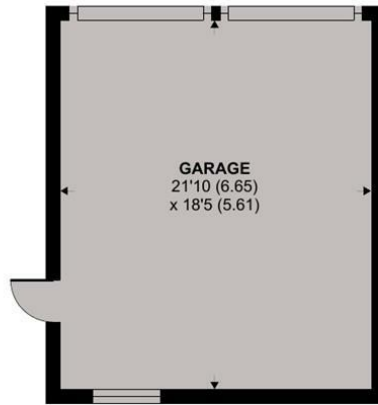
Local Authority
 Dorset Council Tel: 01305 251010
 Council tax band E

Manco Charge 3: We are advised that there is a sum of £192.00 pa payable to the Poundbury Estate Company.

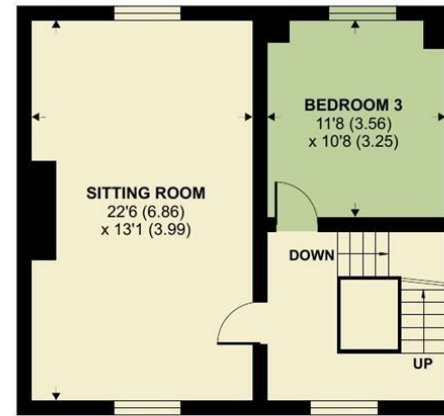
Directions
 From our offices at 7 Queen Mother Square proceed to the west along Peverell Avenue West and the property will be found after a short distance on your left hand side.
 What3words:///flamingo.printout.vocab

Peverell Avenue West, Poundbury, Dorchester

Approximate Area = 1653 sq ft / 153.5 sq m
 Garage = 402 sq ft / 37.3 sq m
 Total = 2055 sq ft / 190.8 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	81
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1032045



Poundbury DW 15/05/24 rev

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