



50 Peverell Avenue West, Poundbury, Dorchester, Dorset

A well proportioned end of terrace town house with an enclosed garden and double garage conveniently situated close to Queen Mother Square.

Guide Price
£565,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

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

- Substantial end of terrace town house
 - Four bedrooms
 - Three reception rooms
- Kitchen/breakfast room & utility room
 - Three bathrooms
- Enclosed low maintenance rear garden
- The double garage is a leasehold garage on a 999-year lease from year of build (2006)
- Conveniently situated close to Queen Mother Square

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

This elegant end terrace townhouse provides well-appointed accommodation, which is spread over three storeys with an abundance of natural light from the large windows.

On the ground floor, there is a welcoming reception hall with a ground floor cloakroom and dining/reception room with bay window. The kitchen/breakfast room includes wall and floor cupboards with worksurfaces, fridge and freezer, eye level double electric oven and 4 ring gas hob with extractor hood above. There is also space for a dishwasher. A separate utility room with plumbing for a washing machine, space for a dryer and a storage cupboard. From the kitchen double doors lead out to an enclosed garden.

From the reception hall, stairs lead to the first-floor; accommodation comprising a delightful bay fronted sitting room with living flame gas fire, a double bedroom with fitted wardrobes, useful study, and a family bathroom.

From the first floor, stairs lead up to a second floor landing where there is an airing cupboard with pressurised water cylinder and hatch to the loft. On this floor there are two double bedrooms both with built in wardrobes and en-suite shower rooms and a single bedroom also with built in wardrobes.

Outside

A small front garden, enclosed by wrought iron railings. The rear garden designed for ease of maintenance, mainly being paved with gravelled borders, and houses a variety of mature plants and shrubs. There is a pedestrian side access and a personal door leading to a double garage with two up and over doors.

Please Note

The double garage is a leasehold garage on a 999-year lease from year of build (2006)

Situation

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Monart Spa, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

His Majesty has a special association with Poundbury. Built on Duchy of Cornwall land just outside Dorchester with The King's involvement, it was designed according to the principles of architecture and urban planning laid out in his book 'A Vision of Britain'. Poundbury is currently home to 4,600 people with a mix of private and affordable housing. It

also provides employment for more than 2,500 people working in more than 250 shops, cafes, offices, and factories.

Nearby to Peverell Avenue West is The Duke of Edinburgh Garden which forms part of Pavilion Green. The Duke of Edinburgh bronze bust is situated within the garden, one of the many fine green and public spaces. The King's vision of quality architecture set upon broad tree-lined avenues is beginning to mature and a sense of community has been established. The Duchy estate now passes to Their Royal Highnesses The Prince and Princess of Wales.

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. There are mainline rail links to 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 fired central heating system.

Broadband: We are informed that there are Ultrafast speeds in the area.

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>).

Local Authority

Dorset Council Tel: 01305 251010

Council Tax Band E

EPC Band C

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 on your right hand side, on the corner of Stannon Street. what3words: ///galleries.finer.florists



Energy Efficiency Rating		Current	Potential
101-120	A		
81-100	B		
61-80	C	72	80
41-60	D		
21-40	E		
1-20	F		
1-20	G		

England & Wales EU Directive 2002/91/EC

Poundbury/PGS/12.04.24

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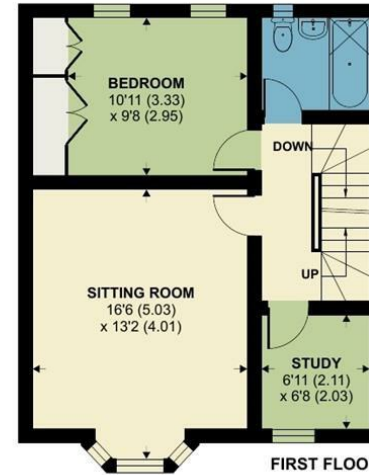
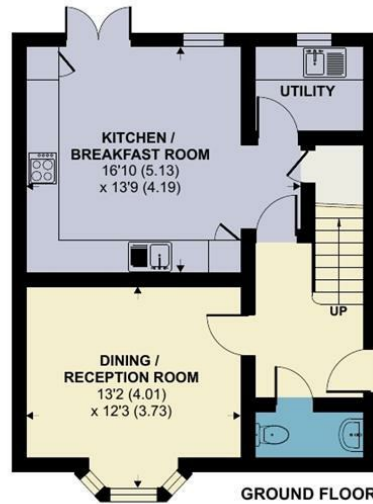
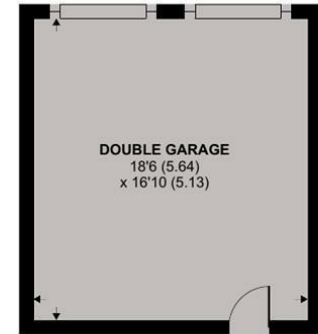
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Approximate Area = 1578 sq ft / 146.6 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 1889 sq ft / 175.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1106422



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