



Symonds
& Sampson

Park View

17 Peverell Avenue East, Poundbury, Dorchester, Dorset

Park View

17 Peverell Avenue East
Poundbury
Dorchester
Dorset DT1 3RH

A fine 3 bedroom, first floor apartment with lift access, garage and useful workshop, enjoying views over The Great Field.



- No forward chain
- First floor apartment with lift access
 - Views over The Great Field
- Two reception rooms & Three bedrooms
 - Separate kitchen
 - Two bathrooms
 - Garage and workshop
- Leasehold 999 years with 978 years remaining
 - Service charge £2,990 per annum

Guide Price £350,000
Leasehold - Share of Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A delightful first floor apartment set within an attractive building, close to a range of local amenities. The well-proportioned apartment enjoys views over The Great Field and towards the surrounding countryside.

ACCOMMODATION

A communal hallway with stairs and lift gives access to all floors. The apartment is located on the first floor with accommodation comprising; entrance hallway with an airing cupboard, kitchen with range of wall and floor cupboards with built in eye level double electric oven, inset gas hob and extractor fan above. Space for fridge/freezer and washer/dryer. The sitting room has engineered oak flooring, electric fire and views over The Great Field. The apartment benefits from a separate dining room with engineered oak flooring.

There are three bedrooms. The principal bedroom enjoys fitted wardrobes, en-suite shower room and views across The Great Field. There is also a well-appointed family bathroom.

OUTSIDE

The apartment has the added benefit of a garage with electric door and a useful workshop, located to the rear of the building.

SITUATION

The apartment is situated in a convenient location over looking The Great Field, 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 and restaurants. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

DIRECTIONS

What3words/////cringe.pedicure.hurry

SERVICES

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

Broadband: Superfast is available in the area.

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

Local Authority Dorset Council 01305 251010

MATERIAL INFORMATION

EPC: B

Council Tax Band: E

Leasehold Details:

We understand from our vendor:

Leasehold – 999 years from February 2004 with 978 years remaining.

Service Charge - £2,990 per annum

Oracle Estates Ltd

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We are advised that a sum of circa £210.00 per annum is payable to the Poundbury Estate.

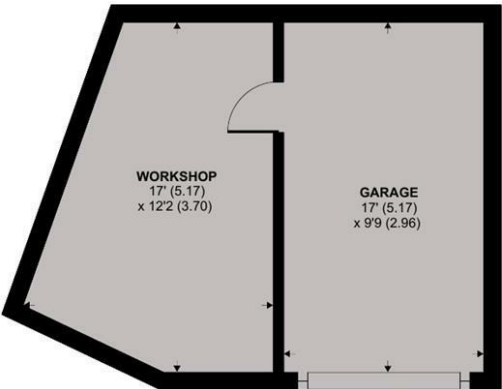


Energy Efficiency Rating		
Current	Potential	Band
81	81	A
71-80	71-80	B
61-70	61-70	C
51-60	51-60	D
41-50	41-50	E
31-40	31-40	F
21-30	21-30	G
1-20	1-20	H
0-20	0-20	I

England & Wales

Peverell Avenue East, Poundbury, Dorchester

Approximate Area = 1054 sq ft / 97.9 sq m
Garage = 335 sq ft / 31.1 sq m
Total = 1389 sq ft / 129 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1225154



Poundbury/PGS/02/05/2025



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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