



Symonds  
& Sampson

1 Peverell Avenue West

Poundbury, Dorchester, Dorset



# 1 Peverell Avenue West

Poundbury, Dorchester  
Dorset, DT1 3SU

A delightful ground floor apartment set within an attractive building, featuring a sitting/dining room with terrace, separate kitchen, two double bedrooms, two bathrooms, and a garage, all close to local amenities.

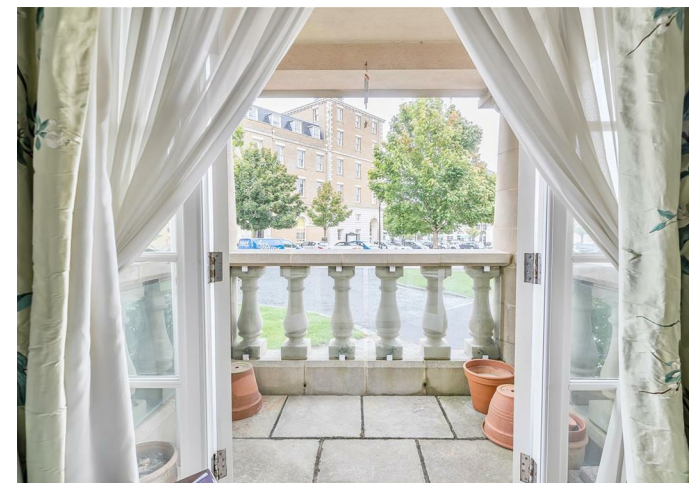


- Dual aspect sitting/dining room
- Terrace with views over Queen Mother Square
  - Separate kitchen
- Two double bedrooms, principal with en-suite shower room
  - Garage to the rear of the building
- Leasehold 250 years with 231 years remaining
- Service charge £2,200 per annum. Ground Rent £125 per annum

Guide Price **£325,000**

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)





## THE PROPERTY

Set within this striking building, a ground floor apartment with its own terrace overlooking Queen Mother Square, and conveniently close to a range of local amenities.

## ACCOMMODATION

A communal hallway with stairs and a lift provides access to all floors. This ground floor apartment comprises an entrance hallway, a kitchen with a range of wall and floor units, a built-in double electric oven, inset gas hob, fridge/freezer, and washer/dryer. The sitting/dining room is filled with natural light and features double doors opening onto a terrace with views over Queen Mother Square.

There are two double bedrooms, both with fitted wardrobes. The principal bedroom enjoys an en-suite shower room. There is also a well-appointed family bathroom.

## OUTSIDE

The apartment has the added benefit of a garage located to the rear of the building.

## SITUATION

The apartment 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, Luxury 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:///teacher.tune.flitting

## SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority Dorset Council 01305 251010

## MATERIAL INFORMATION

Council Tax Band C

EPC C

Leasehold - 250 years from 16th October 2006

231 years remaining.

Service Charge - £2,200 per annum

The service charge covers Building Maintenance

Ground Rent - £125 per annum

Management Company - Templehill, Dorchester.

Manco Charge 3: We are advised that there is a sum of £220 pa payable to the Poundbury Estate Company.



# Peeverell Avenue West, Poundbury, Dorchester

Approximate Area = 763 sq ft / 70.8 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 983 sq ft / 91.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1349551



Poundbury/PGS/11.09.2025



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