

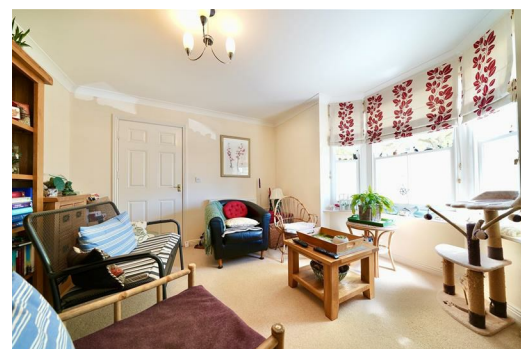


Instinct Guides You



Peverell Avenue West, Dorchester, DT1 3SU £550,000

- Four Double Bedrooms
- Three Bathrooms
- Vibrant Local Community
- Close To Queen Mother Square
- Double Garage
- Separate Utility Room
- Near to Local Amenities
- Popular Local Pubs Nearby
- Three Reception Rooms



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Situated in the heart of Poundbury, this spacious and light-filled family home offers four well-proportioned bedrooms, bay fronted Dining room and Sitting Room, a stylish kitchen breakfast room, utility room, three bathrooms, a private rear garden and a DOUBLE GARAGE. Set across three floors, the property features elegant interiors, a flexible layout and enjoys close proximity to local amenities and green spaces.

The ground floor opens into a bright hallway with a cloakroom and access to a formal dining or reception room at the front, complete with a bay window. To the rear, a generously sized kitchen breakfast room overlooks the garden, fitted with shaker-style cabinetry, space for a dining area and access to the garden. A separate utility room provides additional convenience.

On the first floor, a central landing leads to a well-appointed sitting room with another bay window & feature fireplace allowing for plenty of natural light. This floor also accommodates a double bedroom, a study and a modern family bathroom with bath and overhead shower.

The top floor includes three further bedrooms, including a large principal bedroom with dual wardrobes and en-suite shower room. The second well-proportioned bedroom also benefits from an en-suite. Each room is neutrally decorated and thoughtfully laid out to maximise space and light.

Externally, the enclosed rear garden offers a private and well-maintained space with mature planting and a patio for outdoor dining. A detached double garage with twin doors is located to the rear. The front of the property enjoys a leafy approach, reflecting the charm and quality of the wider Poundbury community.

Dining/Reception Room 13'1" x 12'2" (4.01 x 3.73)

Kitchen/Breakfast Room 16'9" x 13'8" (5.13 x 4.19)

Sitting Room 16'6" x 13'1" (5.03 x 4.01)

Bedroom One 10'11" x 9'8" (3.33 x 2.95)

Study 6'11" x 6'7" (2.11 x 2.03)

Bedroom Two 11'1" x 10'5" (3.38 x 3.18)

Bedroom Three 13'3" x 10'2" (4.04 x 3.12)

Bedroom Four 8'2" x 7'10" (2.49 x 2.39)

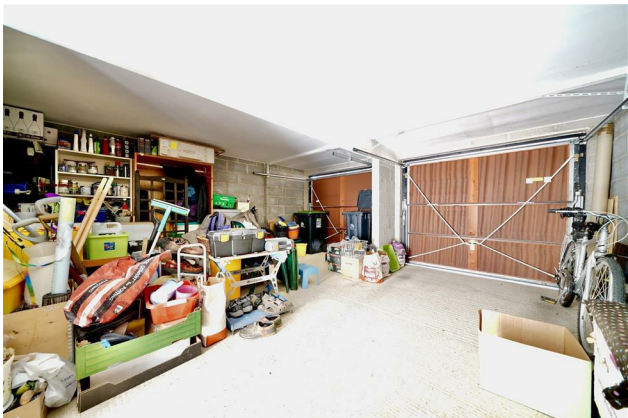
Double Garage 18'6" x 16'9" (5.64 x 5.13)

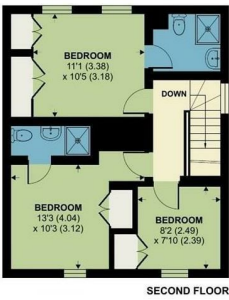
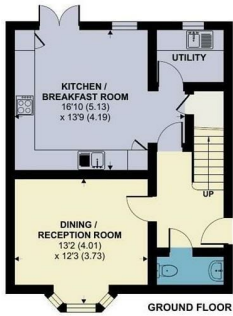
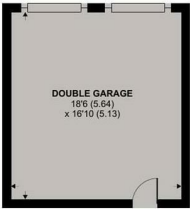
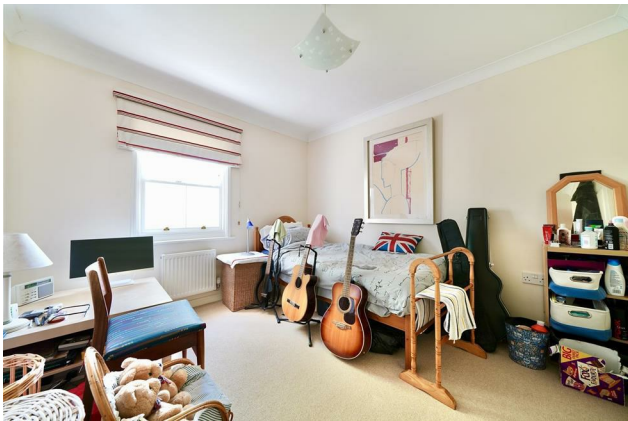
Manco 3 Charge

We are advised by the vendor that there is a sum of £220 per year payable to the Poundbury Estate Company for the up keep of the unadopted and green areas.

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

Please ensure all details are verified by your solicitor before incurring further costs.





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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

