

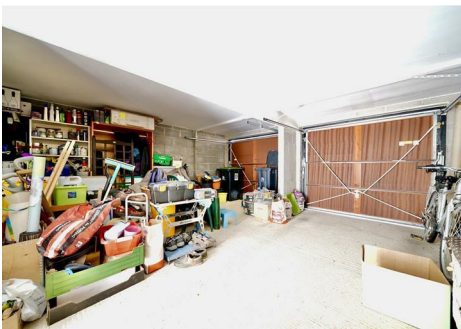


Instinct Guides You



Peverell Avenue West, Poundbury, Dorchester £525,000

- 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



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



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.

Room Dimensions

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)

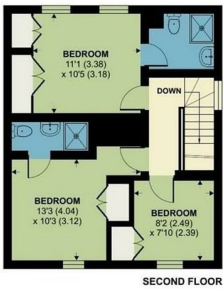
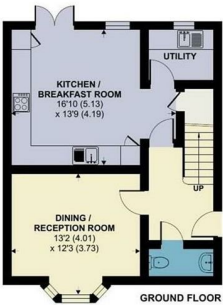
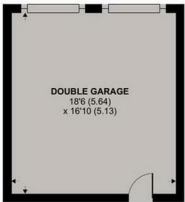
Double Garage 18'6" x 16'9" (5.64 x 5.13)

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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.