



Nantillo Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN this detached, two-storey home situated in the sought after area of Poundbury offers favourable accommodation including a dual aspect sitting room, modern kitchen and separate utility room, two/three bedrooms with en-suite facilities to the main bedrooms and ground floor WC. Externally, the property benefits from a low-maintenance, enclosed rear garden and allocated parking space. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florist, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



Entrance to the property is via a wooden door which opens on to the property's hallway. From there, access to the majority of ground floor rooms is offered including to the ground floor WC.

The sitting room features generous dimensions, a dual aspect, wood flooring, shutters to all windows and an attractive central wood burning gas stove. A single door provides direct access to the rear garden.

The modern kitchen is fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over and tiled splashback. There is an integral electric oven with a four-ring gas hob and extractor hood over. Space is provided for additional appliances.

Also situated on the ground floor is a utility room, a versatile room that currently has a selection of fitted storage and plumbing for appliances.

Stairs rise to the first floor where the three bedrooms are situated. All bedrooms are good-size with bedrooms one and two benefitting from en-suite facilities. Bedroom one is accessed via bedroom three and additionally benefits from fitted wardrobes. Bedroom three offers versatility to be utilised as a dressing room.

To the rear, the property benefits from an enclosed garden that is low-maintenance and laid predominately to paving with an area of decking providing the ideal space to place outdoor furniture. There is one allocated parking space.

Agents Notes:

There is an annual Manco charge with charges varying between £210.00 and £300.00 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Mansell house management co LTD provide maintenance for the allocated parking space for a charge of. £37.50 per quarter.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

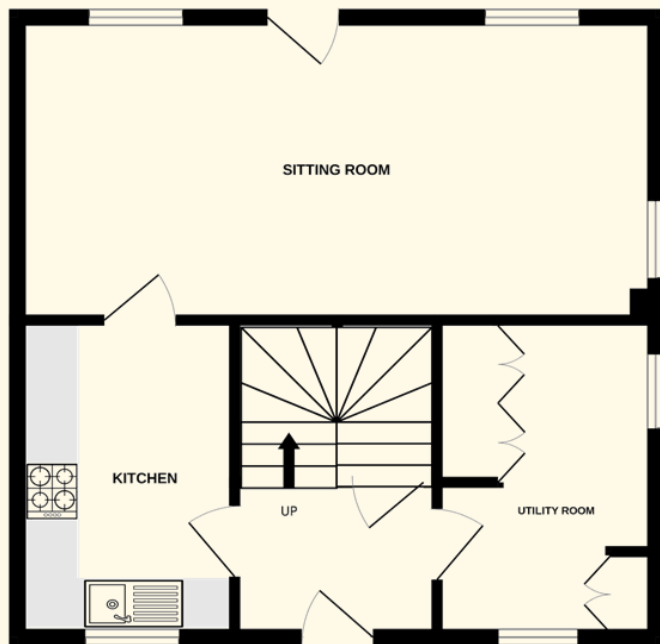
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

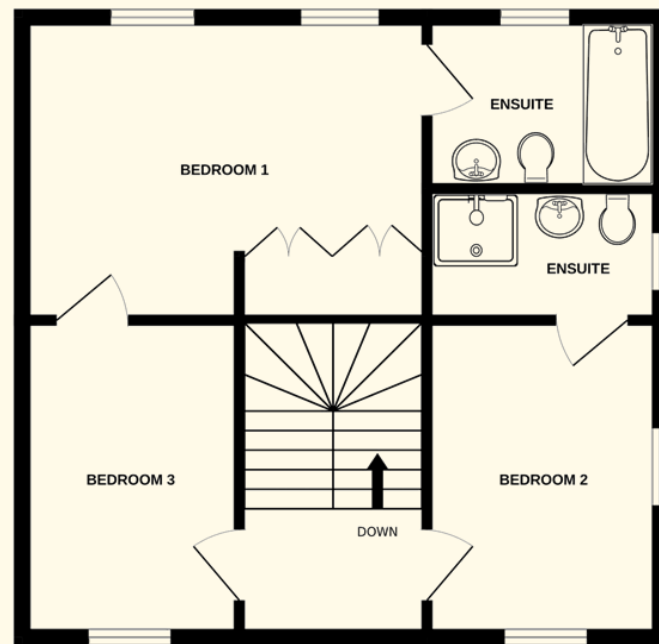
We are advised that the council tax band is E.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room Dimensions:

| | |
|----------------------|-------------------------------------|
| Sitting Room | 6.83m x 3.25m (22'05" x 10'08") |
| Kitchen | 3.40m x 2.31m (11'02" x 7'07") |
| Utility Room | 3.40m x 2.34m (11'02" x 7'08") |
| Bedroom One | 4.27m x 3.25m (14'00" x 10'08") max |
| En-suite Bathroom | 2.49m x 1.85m (8'02" x 6'01") |
| Bedroom Two | 3.43m x 2.49m (11'03" x 8'02") |
| En-suite Shower Room | 2.49m x 1.42m (8'02" x 4'08") |
| Bedroom Three | 3.43m x 2.31m (11'03" x 7'07") |