



Westcott Street  
Poundbury



This end of terrace, family home is situated in the sought after development of Poundbury with favourable accommodation, spread across three floors, including a modern open-plan living space, four bedrooms with an en-suite shower room to bedroom two, Jack and Jill bathroom and ground floor WC. Externally, the property has an enclosed rear garden with gated parking and garage. 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 is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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. 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 bespoke door, taking you directly through to the open-plan ground floor living space with ground floor WC located to the left-hand side.

To the rear of the room, is the kitchen area which has been recently renovated, fitted with a range of wall and base level units with wood-effect worksurfaces and flooring throughout. There is an integral eye-level double oven and grill and space provided for further appliances. A set of French doors provide direct access to the rear garden. There is ample space for living and dining furniture and two cupboards provide storage space.



To the first floor, there are three bedrooms, one of which is currently utilised as a study. Bedroom two benefits from a fitted wardrobe and en-suite shower room with WC and wash hand basin.

An additional set of stairs rise from the first-floor landing to the second. Situated on the second floor is the Jack and Jill bathroom and remaining bedroom. The bedroom is double in size and offers fitted storage. The Jack and Jill bathroom is fitted with a suite consisting of a panel enclosed bath with shower attachment and shower panel, WC and wash hand basin.

Externally, the property enjoys an enclosed, predominantly lawned garden to the rear with a paved path leading to the gated parking space. There is also a single garage with up and over door.

**Agents Notes:**

There is an annual Manco charge of £216.00.

**Services:**

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

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

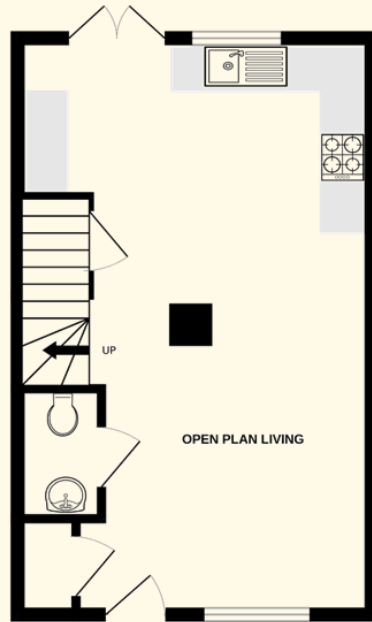
We are advised that the council tax band is D.

**Viewings:**

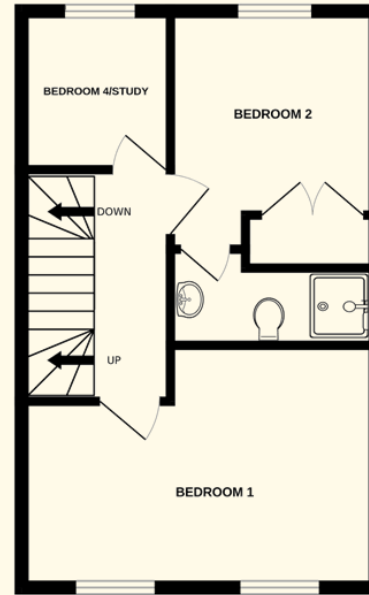
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

**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.

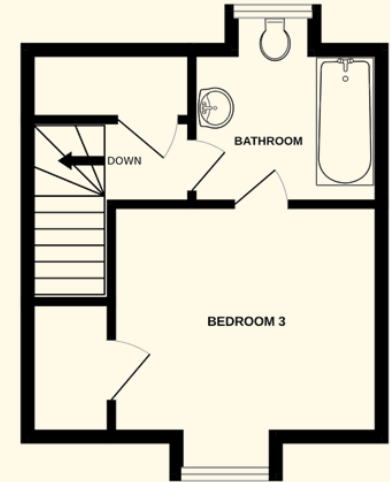
GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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:**

Open-Plan Living	7.37m x 3.94m (24'02" x 12'11") max
Bedroom One	4.52m x 3.10m (14'10" x 10'02") max
Bedroom Two	2.59m x 2.51m (8'06" x 8'03")
En-Suite	2.31m x 0.97m (7'07" x 3'02")
Bedroom Three	3.45m x 3.43m (11'04" x 11'03")
Bedroom Four/Study	1.96m x 1.91m (6'05" x 6'03")
Bathroom	2.41m x 1.98m (7'11" x 6'06")