



Peverell Avenue West
Poundbury



This end of terrace, family home is spread across three floors and is situated in the sought after development of Poundbury. The home offers light and airy accommodation including a spacious open-plan living area with kitchen and separate utility room, first-floor sitting room, four bedrooms with a Jack and Jill en-suite to the main, family bathroom and ground floor WC. Externally, there is an enclosed garden to the rear and double 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 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 gained via a wooden door, taking you through to the hallway with wood-effect flooring flowing throughout. The ground floor WC can be located in the hall.

The open-plan living with kitchen area lends itself perfectly to modern living with a front aspect bay window allowing plentiful natural light to enter the room and ample space for dining and living furniture. The kitchen area is fitted with a range of wall and base level units with tiled splashback and tiled flooring throughout. Integral appliances include a fridge-freezer, dishwasher, eye-level electric double oven and grill and five-ring gas hob with extractor hood over. A separate utility room provides further worksurface and an additional stainless-steel sink with drainer. A single door gives direct access to the rear garden.

To the first floor, there is the sitting room, bedroom three and family bathroom. The sitting room features good-size dimensions, a front aspect bay window and attractive central fireplace with stone surround and mantle.



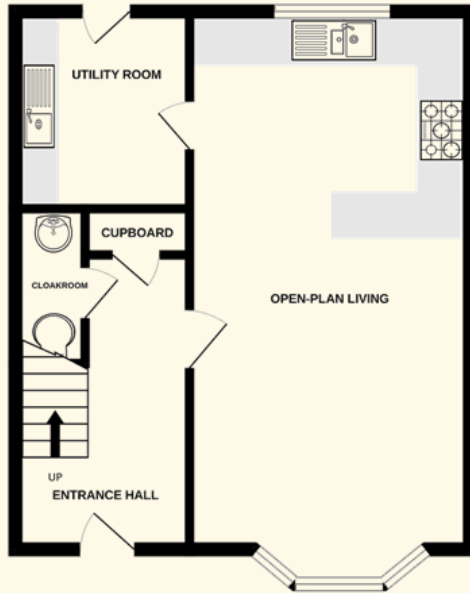
The modern bathroom comprises of a suite including a panel enclosed bath with shower, WC and wash hand basin with vanity storage below. The room is finished with part-tiled walls and wood-effect flooring throughout.

Bedroom three is a double room with a rear aspect window overlooking the garden and allowing plentiful natural light to enter the room.

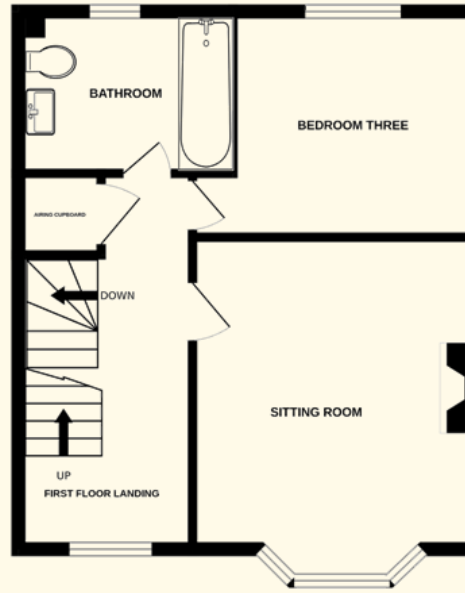
A further set of stairs rise to the second floor where the remaining bedrooms are situated. There are three bedrooms on the second floor, two double in size with a Jack and Jill ensuite to the main. The suite has part-tiled walls, wood-effect flooring and is furnished with a suite consisting of a shower cubicle, WC, pedestal wash hand basin and towel rail.

To the rear, there is an enclosed garden, mainly laid to lawn with an area of patio and a path leading to the pedestrian gate. There is also a double garage at the property, with two up and over doors, light, power and single pedestrian door.

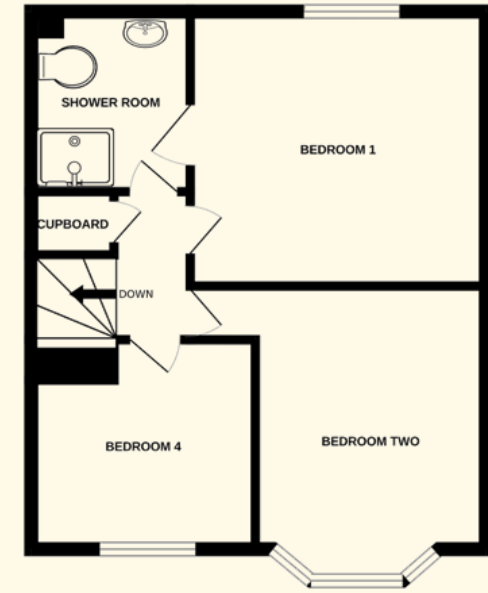
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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	7.24m x 3.56m (23'09" x 11'08") max
Utility Room	2.49m x 2.18m (8'02" x 7'02")
Sitting Room	4.34m x 3.56m (14'03" x 11'08") max
Bedroom One	3.73m x 3.73m (12'03" x 12'03")
En-Suite	2.29m x 2.06m (7'06" x 6'09")
Bedroom Two	3.73m x 2.92m (12'03" x 9'07") min
Bedroom Three	3.15m x 3.05m (10'04" x 10'00")
Bedroom Four	2.87m x 2.67m (9'05" x 8'09") max
Bathroom	2.74m x 2.06m (9'00" x 6'09")

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.

Agents Notes:

There is an annual Manco charge of £216.00 (as per January 2024 invoice).

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

Services:

Mains electricity, water and drainage are connected.
Gas fired underfloor 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.