



Longmoor Street
Poundbury



PARKERS
PROPERTY CONSULTANTS & VALUERS



This semi-detached, family residence is situated in phase one of the sought after development of Poundbury. The property offers light and airy accommodation including a spacious sitting room, dining room, modern kitchen and utility room, three double bedrooms with an en-suite facilities to the main bedroom, family bathroom and ground floor WC. Externally, the property enjoys a well-presented, southerly facing rear garden and single garage. EPC rating D.

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.



Upon entry, you are taken through to the property's hallway where access can be gained to the three principal ground floor rooms and ground floor WC.

The sitting room is generous in size and features a central gas fireplace and fitted storage and shelving. A set of French doors directly open onto the rear garden.

The dining room can be accessed either via the hallway or sitting room and adds further living accommodation to the property with ample space for dining furniture.

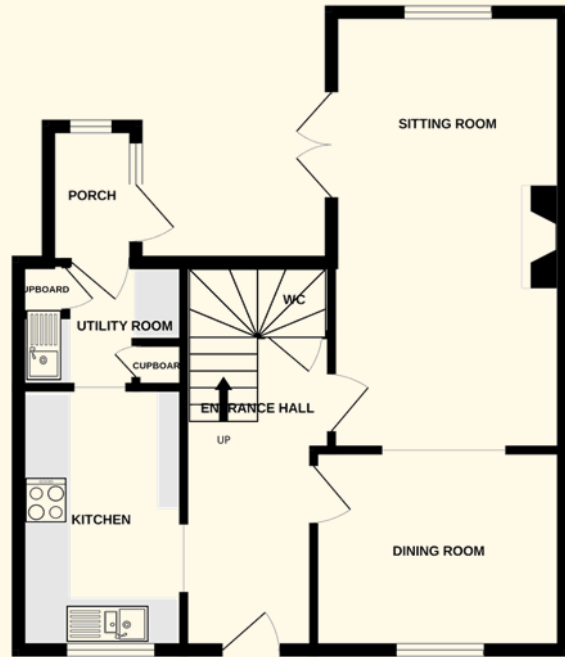
The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled flooring throughout. Integral appliances include a Neff double oven, electric four-ring hob, Bosch dishwasher and fridge-freezer. There is also a breakfast bar area and an opening leading through to the utility area. In the utility room, there is further storage options and space for additional appliances. There is also a porch area with single door allowing access to the garden.

To the first floor, there are three bedrooms, all double in size with bedrooms one and two benefitting from fitted storage. Bedroom one further benefits from an ensuite shower room with WC and wash hand basin.

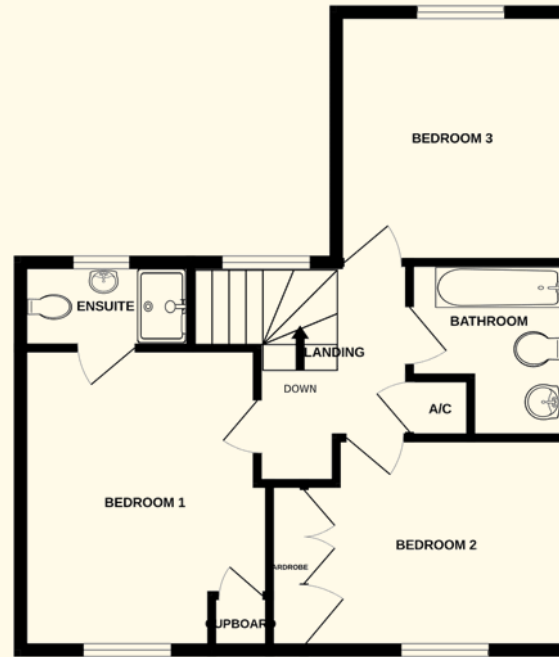
The family bathroom is furnished with a suite comprising an enclosed bath with shower attachment, pedestal wash hand basin and WC.

Externally, there is an enclosed rear garden with southerly aspect and pedestrian gated access to the rear. An area of patio abuts the property, creating an ideal space to place outdoor furniture. There is also a single garage, which you can access via the garden, with power and up and over door.

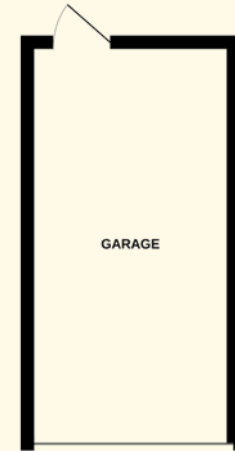
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



GARAGE
159 sq.ft. (14.7 sq.m.) approx.



7 LONGMOOR STREET

TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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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.

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.

Room Dimensions:

Sitting Room	5.84m x 3.10m (19'02" x 10'02") max
Dining Room	3.33m x 2.67m (10'11" x 8'09")
Kitchen	3.51m x 2.21m (11'06" x 7'03")
Utility Room	2.21m x 1.68m (7'03" x 5'06")
Bedroom One	4.01m x 3.33m (13'02" x 10'11")
En-Suite	2.24m x 1.19m (7'04" x 3'11")
Bedroom Two	3.51m x 2.84m (11'06" x 9'04") max
Bedroom Three	3.20m x 3.07m (10'06" x 10'01")
Bathroom	2.36m x 2.08m (7'09" x 6'10") max

Agents Notes:

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

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 central heating.