



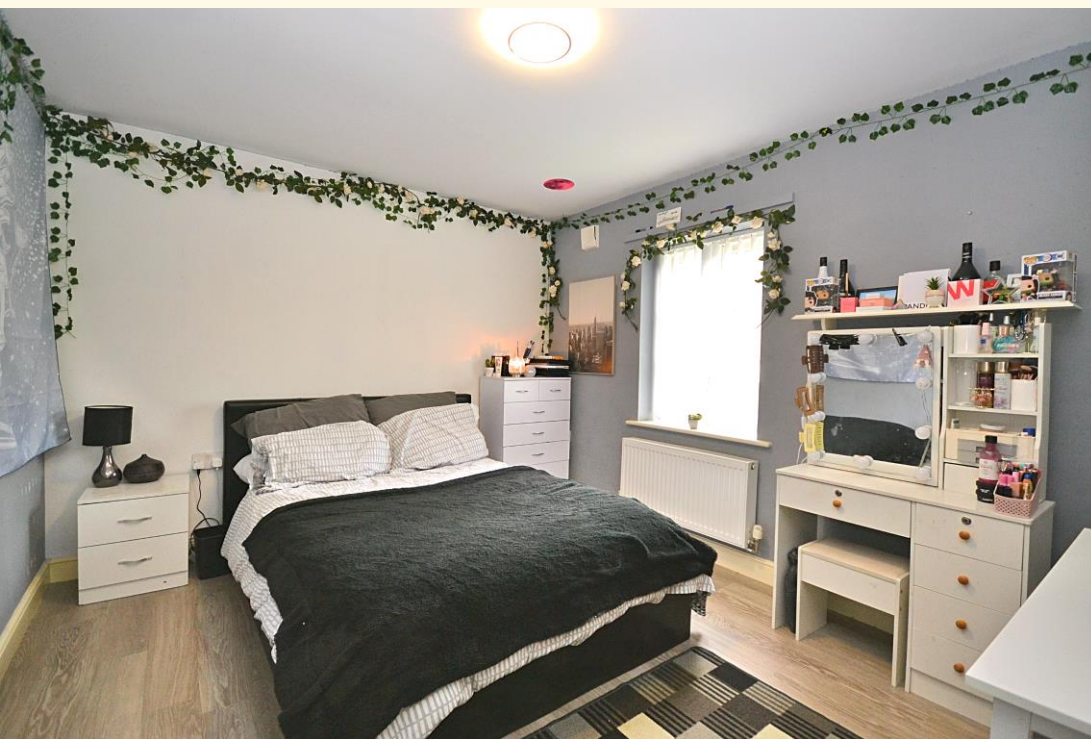
Bridport Road
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated on the edge of the sought-after development of Poundbury, this well-presented three bed end-of-terrace home with enclosed garden and exclusive right to use one parking space in the rear courtyard. The property is currently owned on a 40% shared ownership leasehold arrangement with Stonewater Housing Group however is available to purchase at 100% freehold. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant Bistro on the Square, multiple 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. The county town of Dorchester is steeped in history and offers some of the county's most noted period architecture. Dorchester offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, and many excellent restaurants and public houses. Nearby Brewery Square is set within the heart of Dorchester town centre and is a vibrant area hosting several events throughout the year. The Dorset County Hospital is also situated nearby and there are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.



A wooden front door leads to a light and spacious hallway with wood effect flooring and understairs storage and WC. Stairs lead to the first floor.

The ground floor sitting room is beautifully presented and boasts generous dimensions. A front aspect bay window provides plentiful natural light and the attractive wooden effect flooring continues from the hallway.

The kitchen has been fitted with a range of modern wall and base level units with work surface over. There is a stainless-steel sink and drainer, electric hob with extractor over and freestanding oven. Dual aspect windows and a part glazed rear aspect door to the garden offer natural light to the room.

Stairs rise to the first floor where the landing provides access to all rooms and a useful storage cupboard.

There are two double bedrooms and one good-size single bedroom. All rooms offer either a front or rear aspect and bedroom one benefits from built-in wardrobes.

The family bathroom is fitted with a suite comprising of panel enclosed bath with tiled surround and shower over. There is a pedestal wash hand basin, WC and rear aspect window.

The fully enclosed rear garden has areas of decking, astro-turf and paved path. There is a rear aspect gate and a timber shed. The owners of the property have exclusive right to use one allocated parking space in the rear courtyard.

Agents Notes:

The lease length is 125 years from 1 July 2012
At the point a sale is agreed, details of the proposed buyer and their agreed offer will be submitted to Stonewater who will make contact directly and may request further information.

There is a monthly service charge of £30.44 and a monthly rent of £423.54. At 100% ownership, the monthly rental charge will cease however there will be an ongoing service charge of £16.83.

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. Electric heating.

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester, DT1 1XJ

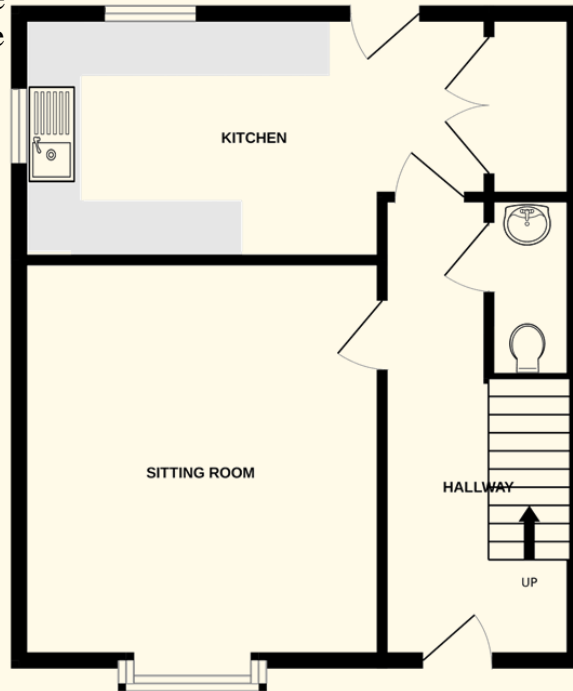
Tel: 01305 211970

We are advised that the council tax band is D.

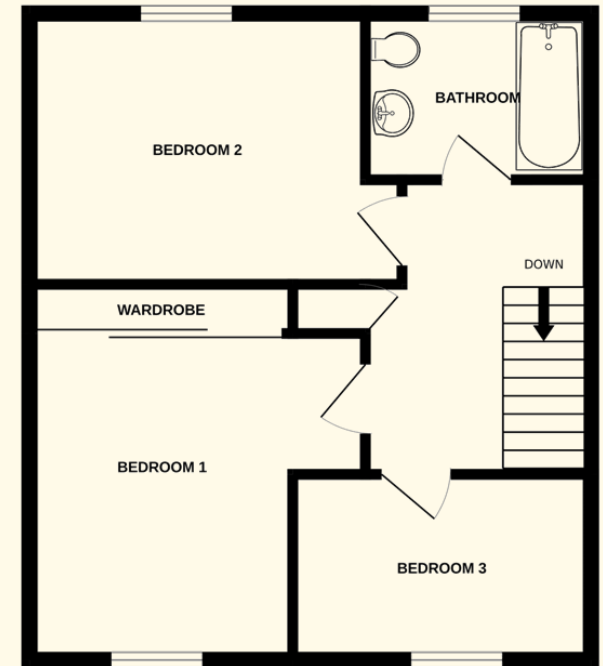
Room Dimensions:

Sitting Room	4.01m x 4.42m (13'02" x 14'06")
Kitchen	5.18m x 2.06m (17'00" x 6'09")
Bedroom One	3.61m x 2.90m (9'06" x 11'10")
Bedroom Two	4.11m x 3.00m (13'06" x 9'10")
Bedroom Three	3.28m x 2.06m (10'09" x 6'09")
Bathroom	2.49m x 1.83m (8'02" x 6'00")

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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.
Made with Metropix ©2024



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.