



Peverell Avenue West  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This semi-detached, three storey family home is situated in the sought after development of Poundbury. The home offers light and airy accommodation including open-plan living on the ground floor with kitchen area and separate utility room, first-floor sitting room, four double bedrooms, en-suite to the main bedroom, family bathroom and ground floor WC. Externally, there is an enclosed, south facing garden to the rear, single garage and gated parking. 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 which offers access to the ground floor living accommodation and the ground floor WC.

The current owners have modified the property to create an open-plan living space with a front aspect window allowing plentiful natural light to enter the room and a set of French doors providing direct access to the garden. The kitchen area is fitted with a range of wall and base level units and wood effect flooring throughout. Integral appliances include an 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 side access.

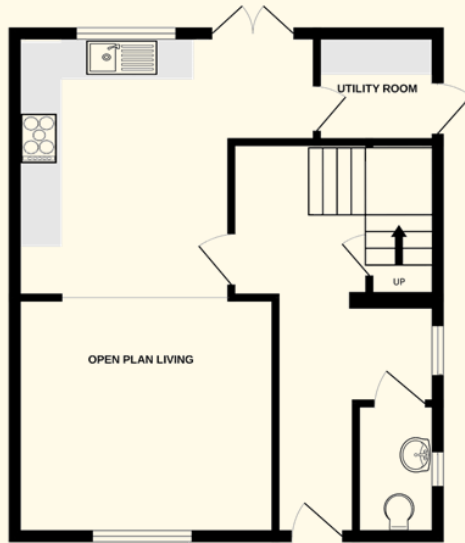
Stairs rise to the first floor where the sitting room, bedroom one and en-suite facilities are located. The sitting room good-size dimensions, two front aspect windows and attractive central fireplace with stone surround and mantle.

On the second floor are the three remaining double bedrooms and the family bathroom.

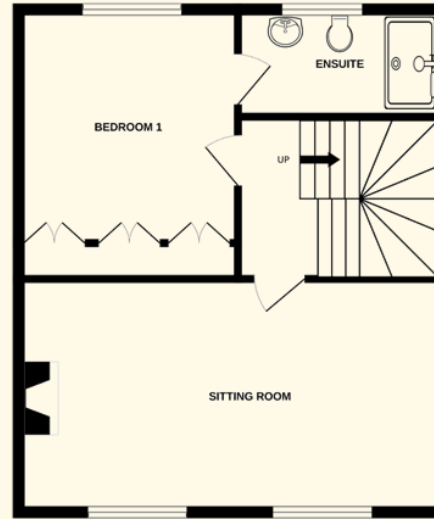
The modern bathroom comprises of a suite including a panel enclosed bath with shower over, WC and wash hand basin with vanity storage below. The room has part tiled walls and vinyl flooring.

Externally, there is an enclosed garden with area of decking abutting the property. Steps lead down to an area of artificial lawn bordered by areas of mature plants and shrubs. To the rear of the garden there is an area of gated parking with pedestrian door to the single garage with light, power and up & over door.

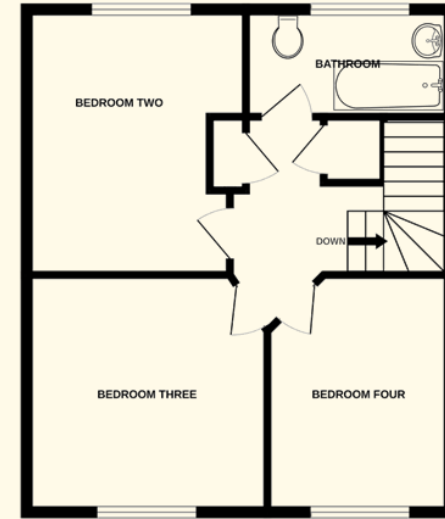
GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



PEVERELL AVENUE WEST

TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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	7.65m x 3.51m (25'01 x 11'06)
Utility Room	1.78m x 1.63m (5'10 x 5'04)
Sitting Room	6.48m x 3.56m (21'03 x 11'08)
Bedroom One	3.38m x 3.30m (11'01 x 10'10)
Bedroom Two	4.04m x 3.30m (13'03 x 10'10)
Bedroom Three	3.66m x 3.56m (12'00 x 11'08)
Bedroom Four	3.48m x 2.69m (11'05 x 8'10)

**Agents Notes:**

There is an annual Manco charge of £170.00.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

**Services:**

Mains gas, electricity, water and drainage are connected.

**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.