



Liscombe Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This terraced family home, favourably situated within the sought after development of Poundbury, offers a wealth of accommodation that is arranged over three floors and presented to a high standard throughout, comprising two good-size reception rooms, a light and spacious kitchen/breakfast room with separate utility room, a tastefully fitted family bathroom, en-suite facilities to two out of the four bedrooms and a ground floor WC. In addition, there is an attractive enclosed garden to the rear and a single garage. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 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 and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



A wooden door leads you through to the property's hallway, with two useful storage cupboards offered and access to the majority of ground floor rooms, including the ground floor WC, given.

There are two reception rooms at the property, one located on the ground floor and one on the first. The dining room offers versatile living accommodation and features a front aspect window. The sitting room is a good-size and enjoys an outlook over the rear garden.

The kitchen/breakfast room enjoys a social feel with single door opening out directly on to the rear garden and separate utility room providing further space for appliances. The kitchen itself offers a selection of integral appliances including a dishwasher, double oven, five-ring gas hob, fridge and a comprehensive range of white wall and base level units that provide ample storage options with work surface over.



The principal bedroom is situated on the first floor and benefits from en-suite facilities comprising a low-level WC, wash hand basin and shower cubicle. There are a further three bedrooms situated on the second floor, with bedroom two also offering en-suite facilities. An airing cupboard is located on the second-floor landing.

Also situated on the second floor is the family bathroom, tastefully fitted with a modern suite comprising a low-level WC, a wash hand basin and panel enclosed p-shaped bath with shower attachment over and shower screen.

Externally the property has an attractive enclosed garden to the rear that is laid predominately to lawn with an area of patio abutting the property that provides the ideal space to place outdoor living furniture. Furthermore, the home has a single garage with up and over door, power and light.

Agents Notes:

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

Flood Risk:

Surface water - Very low risk of flooding.

Rivers and the sea - Very low risk of flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

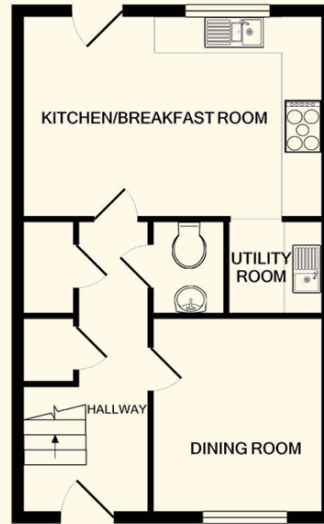
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

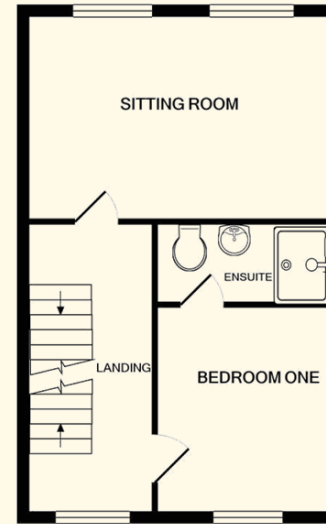
Tel: 01305 211970

We are advised that the council tax band is E.

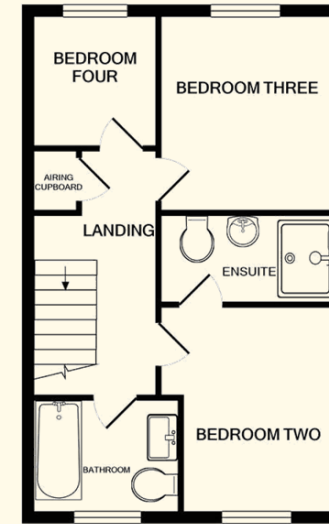
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

Kitchen/Breakfast Room	4.98m x 3.38m (16'04" x 11'01")
Dining Room	3.25m x 2.84m (10'08" x 9'04")
Sitting Room	4.98m x 3.40m (16'04" x 11'02")
Bedroom One	3.86m x 2.84m (12'08" x 9'04")
Bedroom Two	3.86m x 2.51m (12'08" x 8'03")
Bedroom Three	3.45m x 2.90m (11'04" x 9'06")
Bedroom Four	2.13m x 1.96m (7'0" x 6'05")