



Stannon Street  
Poundbury



Offered with no onward chain, this terraced family home is situated in the sought after development of Poundbury and is within an area of outstanding natural beauty. Accommodation is spread across three floors and comprises a spacious kitchen and separate utility room, dining room, first-floor sitting room, four bedrooms with en-suite facilities to two of the bedrooms, family bathroom and ground floor WC. To the rear there is a low-maintenance garden and garage with pedestrian door. EPC rating C.

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 takes you through to the entrance hallway of the property, with access offered to both principal ground floor rooms and ground floor WC.

The kitchen is fitted with a range of wall and base level units with roll top worksurfaces over and tiled flooring throughout. Integral appliances include a four-ring gas hob with extractor hood over, double oven, fridge-freezer and dishwasher. French doors open directly onto the rear garden and a separate utility room provides further space for appliances and an additional sink and drainer.

The dining room is located to the front of the home, featuring a front aspect window allowing plentiful natural light to enter the room and laminate flooring.



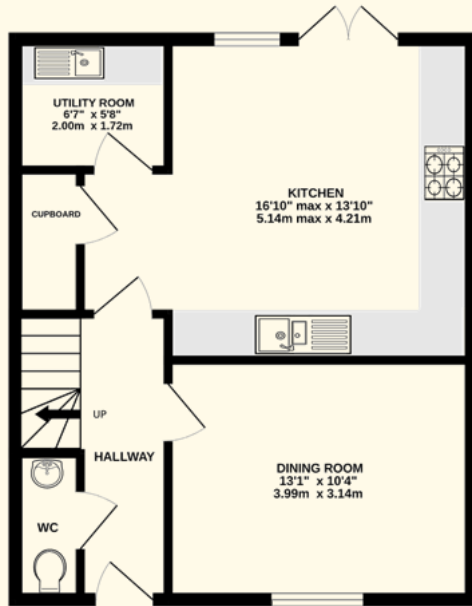
A set of stairs rise to the first floor where one of the bedrooms, sitting room and family bathroom are situated. The bedroom is double in size and complete with two fitted wardrobes. The family bathroom is furnished with a suite consisting a panel enclosed bath with shower attachment, WC and wash hand basin.

The sitting room has a central fireplace and front aspect. Also located on the first floor is the study. The room provides further living accommodation and offers versatility.

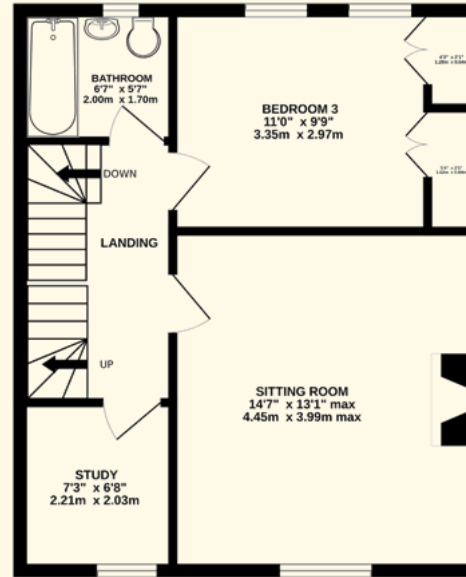
To the second floor, there are three further bedrooms, two being double in size and accompanied with en-suite shower rooms.

Externally, there is an enclosed rear garden enjoying a south-westerly facing aspect. The garden has areas of lawn and shingle and an area of patio extends towards the property's garage.

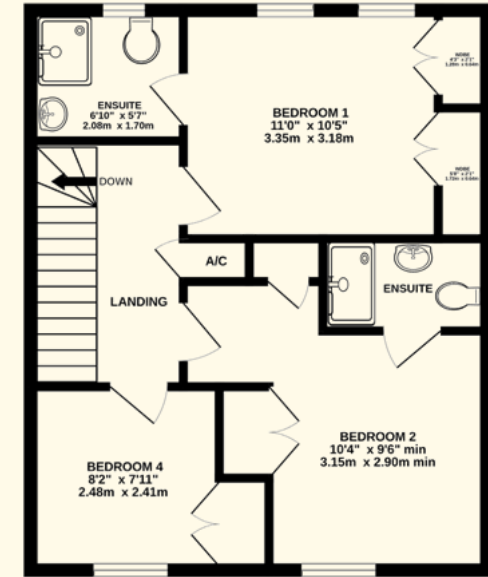
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 E.

**Agents Notes:**

Please note the garage is leasehold with a 999 year lease from 1/1/2004. You may be required to make a proportional contribution towards buildings insurance for the leasehold garage.

There is an annual Manco charge of £216.

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

There is fibre broadband to the property.

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.

**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.