



Nantillo Street  
Poundbury



OFFERED WITH NO ONWARD CHAIN is this two-storey, detached home situated within 'phase two' of Poundbury. Accommodation includes two reception rooms, modern kitchen, three good-size bedrooms with en-suite shower rooms to two of the bedrooms and ground floor WC. Externally, the home benefits from an enclosed, two-tiered garden and allocated parking space. 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.



A wooden door takes you through to the hallway, with access offered to the kitchen, dining room and WC.

The sitting room is a good size room featuring fitted shelving and storage and a central gas fire with surround and mantle. A single wooden door provides direct access onto an area of patio. A set of French doors lead to the dining room which is situated to the front of the home with a front aspect window and space for a dining table and chairs.

The kitchen is fitted with a modern range of cream wall and base level units with work surface over and wood-effect vinyl flooring throughout. There is an integral oven, microwave and four-ring electric hob with extractor hood above.



Stairs rise to the first floor where the three bedrooms are situated. Both bedrooms one and two are accompanied by an en-suite shower room whilst bedroom three offers two fitted wardrobes and the versatility to be utilised as a dressing room, serving bedroom one. Bedroom one also has fitted storage.

Externally, the home enjoys a lovely enclosed garden with an area of patio abutting the property and creating an ideal space to place outdoor living furniture. A set of steps lead down to a further area of patio which houses the shed. There is also one allocated parking space.

**Agents Notes:**

There is an annual Manco charge with charges varying between £210.00 and £300.00 dependent upon location.

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

Mansell house management co LTD provide maintenance for the allocated parking space for a charge of. £37.50 per quarter.

**Flood Risk:**

Surface water – Low Risk.

Rivers and the sea – Very low Risk.

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

**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

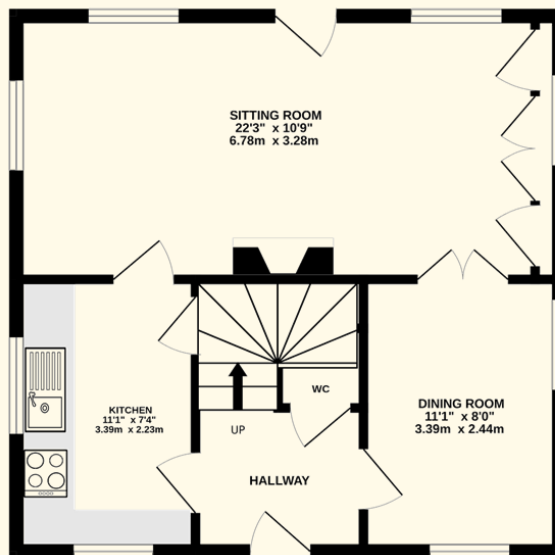
**Local Authorities:**

Dorset Council  
 County Hall  
 Colliton Park  
 Dorchester  
 Dorset  
 DT1 1XJ

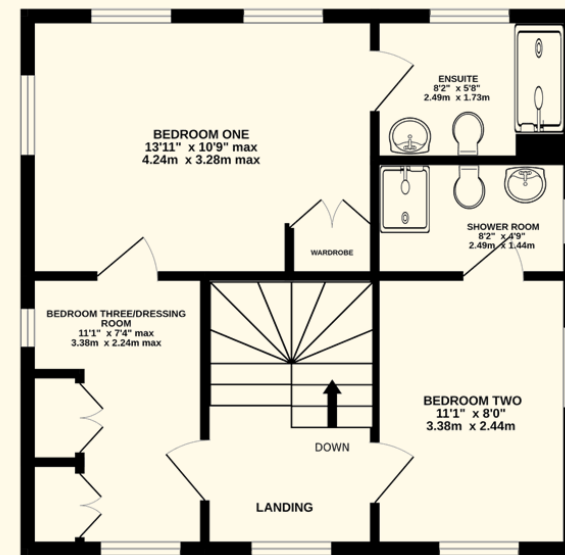
Tel: 01305 211970

We are advised that the council tax band is E.

GROUND FLOOR  
 480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
 482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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**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.