



Wadebridge Street
Poundbury



OFFERED WITH NO ONWARD CHAIN in an Area Of Outstanding Natural Beauty, this three-storey, terraced home situated within 'phase two' of Poundbury. Accommodation includes one reception room, fitted kitchen, four double bedrooms with en-suite shower room to the principal bedroom, family bathroom and ground floor WC. Externally, the home benefits from an enclosed southerly facing garden and double garage.

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, reception room and WC.

The living/dining room is a generous sized room featuring an electric fire with surround and mantle. The room is provided with ample light with two sets of French wooden doors leading to the rear garden. The room also provides access to the understairs storage cupboard.

The kitchen is fitted with a range of wall and base level units with a granite worktop and tiled flooring throughout. There is an integral Gorenje double oven, dishwasher, fridge-freezer and four-ring gas hob with extractor hood above. There is also a Samsung washing machine that would remain.



Stairs rise to the first floor where the two largest bedrooms and family bathroom are situated. Both bedrooms are double in size with the principal bedroom accompanied by an en-suite shower room, WC and wash basin with storage underneath. There is also a heated towel rail and extractor fan.

The bathroom includes a panel enclosed bath with shower, WC and hand basin with integrated storage. The room is finished with fully tiled walls and carpeted floors.

Stairs rise to the second floor which provides access to two further double bedrooms. Bedroom four contains a storage cupboard plus an additional smaller cupboard which houses the boiler.

Externally, the home enjoys a lovely southerly facing enclosed garden with an area of patio. A door at the rear of the garden enters into the double garage which is fitted with an electric double door leading onto the road at the rear of the property.

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

Flood Risk:

Surface water – High 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.

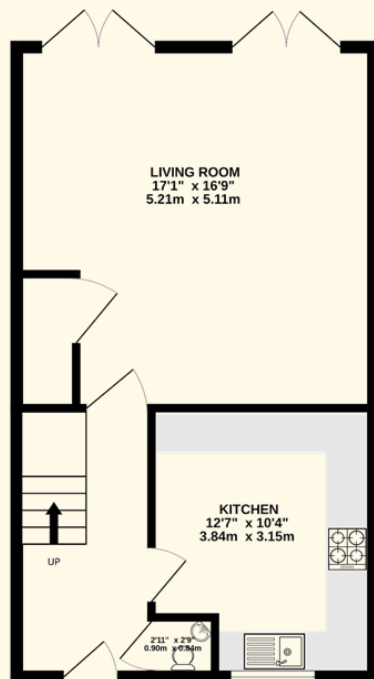
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

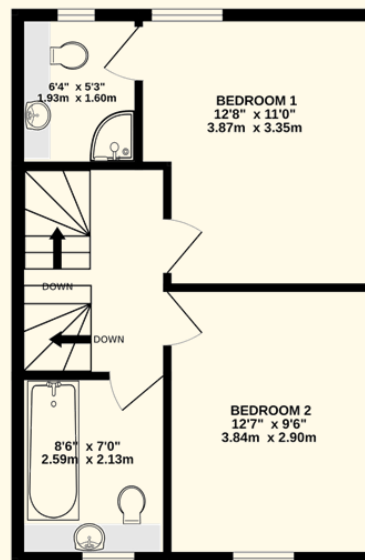
Tel: 01305 211970

We are advised that the council tax band is D.

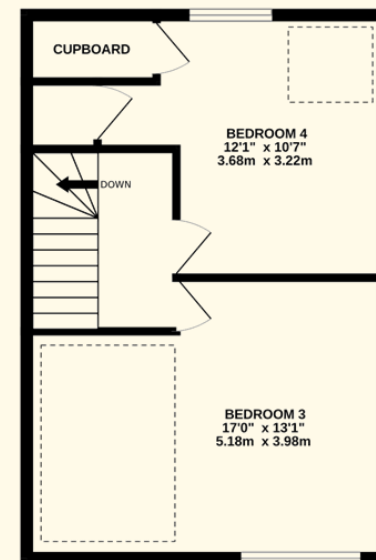
GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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.