



Peverell Avenue West
Poundbury



Offered with no onward chain and in an Area of Outstanding Natural Beauty is this beautiful terraced family home, located in the heart of Poundbury, within close proximity to Queen Mother Square and a range of local amenities. The property has been significantly improved in recent years, including the installation of a new kitchen in 2019 by Dorset Kitchens, upgrading of the bathrooms/shower rooms in 2018 and 2020, Accoya timber windows to the rear top-floor rooms in 2025, and new garage doors fitted in 2020. Further accommodation includes a generous-sized sitting room and four bedrooms. Externally, the home benefits from an enclosed rear garden, receiving a predominantly southerly facing aspect and garage. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's 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 is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



A wooden entrance door takes you through to the property's spacious entrance hallway, which in turn grants access to all ground floor accommodation.

The kitchen is a real feature of the home, enjoying an open and social feel with space for dining furniture. The kitchen itself was fitted in 2019, with a 'shaker style' design comprising a comprehensive range of wall and base level units with quartz worksurfaces over and ceramic tiled splash back. There is a Neff dishwasher, Fisher and Paykel fridge-freezer and Smeg electric range cooker with induction hob (all of which will stay). A central island provides further storage and breakfast bar seating and there is under-floor heating throughout. A set of French doors opens directly onto the rear patio and garden. A set of timber double doors leads to bedroom 4/study. Bedroom 4/study is a flexible space and offers additional access onto the patio via a further set of French doors.

Completing the ground floor, is the shower room. A modern suite fitted with a tiled shower cubicle, WC and wash hand basin.



Located on the first floor, is the sitting room and third bedroom.

The sitting room offers spacious dimensions, extending the full length of the property and featuring a central fireplace with ample fitted storage and shelving either side. The third bedroom is double in size and receives plentiful natural light via a rear aspect.

The remaining bedrooms are situated on the second floor, both are double in size, with fitted wardrobes to bedroom two and a tastefully fitted ensuite shower room to bedroom one. Also located on the second floor is the family bathroom furnished with a free-standing roll-top bath, low-level WC, wash hand basin and heated towel rail. The room is finished with part-tiled walls and underfloor-heating.

Outside, there is an enclosed garden to the rear, enjoying a sunny aspect. The middle of the garden is laid to lawn and planting includes established espalier apple and pear trees. There is a surrounding Indian sandstone patio. Pedestrian access to the double garage is offered, with boarding, power and light.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<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

We are advised that the council tax band is E.

Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

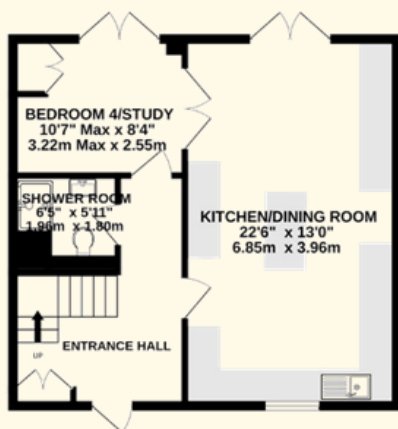
Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

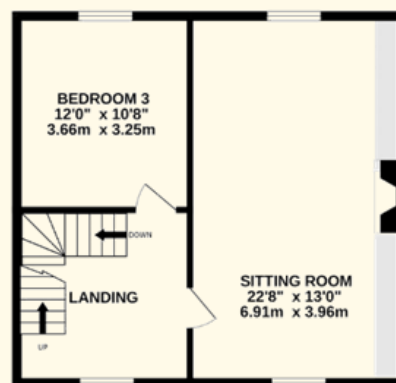
Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

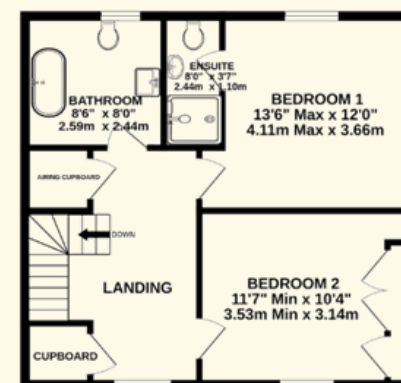
GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



PEVERELL AVENUE WEST

TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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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Total floor area includes the double garage.

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.