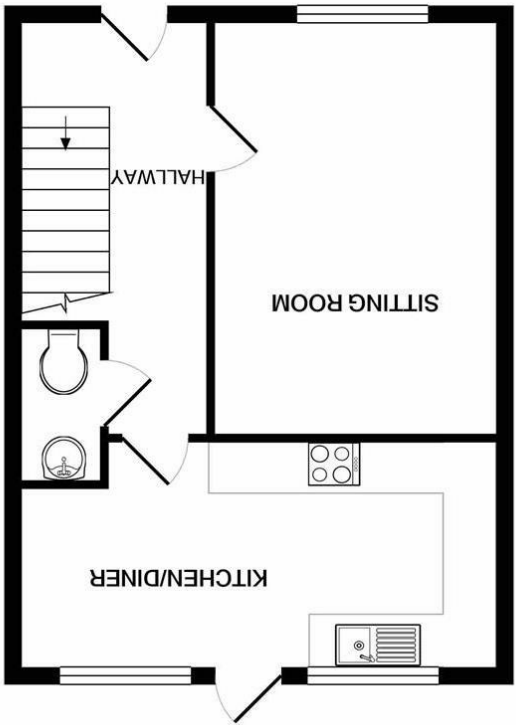


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)

TREMATON STREET
TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)



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24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
01305 340860 enquiries@parkersproperty.com

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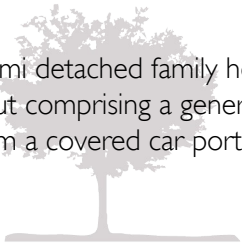
Independent Property Consultants and Valuers



Trematon Street, Poundbury

Offers in excess of £365,000

Parkers are delighted to offer for sale this light and spacious three bedroom semi detached family home favourably situated within the sought after development of Poundbury. The property offers accommodation that is presented to a high standard throughout comprising a generous sitting room, a modern well appointed kitchen/diner, a tastefully fitted family bathroom and a ground floor cloakroom. In addition, the property benefits from a covered car port, an additional off road parking space and an enclosed garden that enjoys a south-westerly facing aspect. EPC rating C.



Situation

Poundbury is an urban development of the County Town of Dorchester, and is Prince Charles's vision of the development of new communities in the 21st century. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park.

Accommodation

Entrance is gained via a spacious hallway that houses stairs that rise to the first floor and offers access to both principal rooms and the ground floor cloakroom.

The kitchen/diner is a true feature of the property, enjoying a social and spacious feel and lending itself perfectly to modern living and family dining. The kitchen is fitted with a wealth of integral appliances and a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. The room receives plentiful natural light and offers a part glazed door that provides access to the garden.

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a front aspect double glazed sash window.

The lovely style and presentation continues to the first floor where a spacious landing provides access to three good size bedrooms. The second bedroom is well appointed, offering a range of fitted wardrobes that provide an abundance of storage options.

The bedrooms are served by the family bathroom, tastefully fitted with a suite comprising a low level wc and vanity wash hand basin set within an enclosed unit and a panel enclosed bath with central mixer tap and shower attachment over.

Externally, the property offers a delightful enclosed garden to the rear that is laid predominately to lawn with an area of patio abutting the property that provides the ideal space for alfresco dining. A paved pathway leads to pedestrian access to the covered car port and an additional parking space.



Room Dimensions

Sitting Room 15'11" x 11'0"

Kitchen/Diner 18'03" x 8'10"

Bedroom One 13'01" x 11'06" max

Bedroom Two 11'06" x 9'08"

Bedroom Three 8'04" x 6'08"

Agents Notes

There is an Annual Manco charge with charges varying between £110 and £200 dependent upon location.

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ , Tel: 01305 211970
We are advised that the council tax band is D

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.



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.