



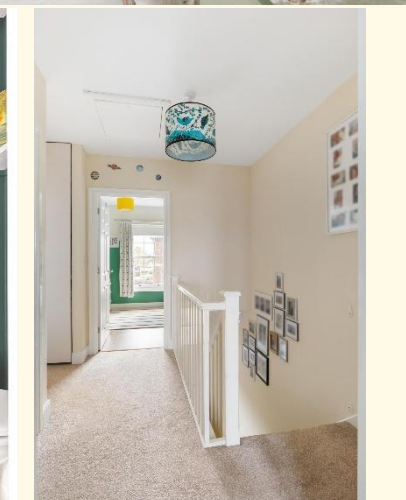
Marsden Street  
Poundbury  
£415,000



A beautifully presented, family home, situated within the sought after development of Poundbury, a close walk to both the Great Field and Queen Mother Square. Accommodation includes a reception room, modern fitted kitchen/diner, ground floor WC, three bedrooms and a family bathroom. Externally, the home enjoys a fully enclosed, low-maintenance rear garden and an allocated parking space in the rear courtyard. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than by car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant, The Square Bistro, 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. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London and Bristol Temple Meads and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entrance to this delightful home is via a wooden door opening onto the light and spacious hallway, with under-stairs storage, neutral walls and wood effect flooring. There is a convenient ground floor WC with wash hand basin. The front-aspect reception room is a good size and receives plenty of natural light

The rear-aspect, modern and stylish kitchen/diner is fitted with a range of wall and base level units with worksurfaces over, tiled splashback and tile effect contemporary flooring offering character to the room. Integral appliances include a Bosch oven and four ring gas hob with extractor hood above and there is further space offered for white goods. The kitchen is home to the Baxi combi boiler which receives an annual service.

A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A cupboard can also be located on the landing.

There are three well-proportioned bedrooms at the property, all benefitting from either a front or rear aspect window.

The bathroom has been furnished with a modern suite comprising a panel enclosed bath with shower attachment over, WC and wash hand basin. There is a stylish vinyl flooring, heated towel rail and neutral, part tiled walls.

Externally, the home offers a fully enclosed, low-maintenance rear garden with patio abutting the property and a path leading to a rear pedestrian gate. The garden offers a border of mature plants, an area of lawn and a useful wooden storage unit.

**Services:**

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

**Local Authorities:**

Dorset Council  
County Hall, Colliton Park  
Dorchester  
DT1 1XJ

Council Tax Band C.

**Agents Notes:**

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.  
For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

We are advised the owner pays £30 per annum to Guinness Trust.

**Broadband:**

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

Mobile phone service varies dependent upon your provider.

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

**Flood Risk:**

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

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

**Stamp Duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

**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.

Marsden Street, DT1

Approximate Gross Internal Area

84.93 SQ.M / 914 SQ.FT

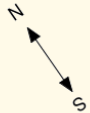
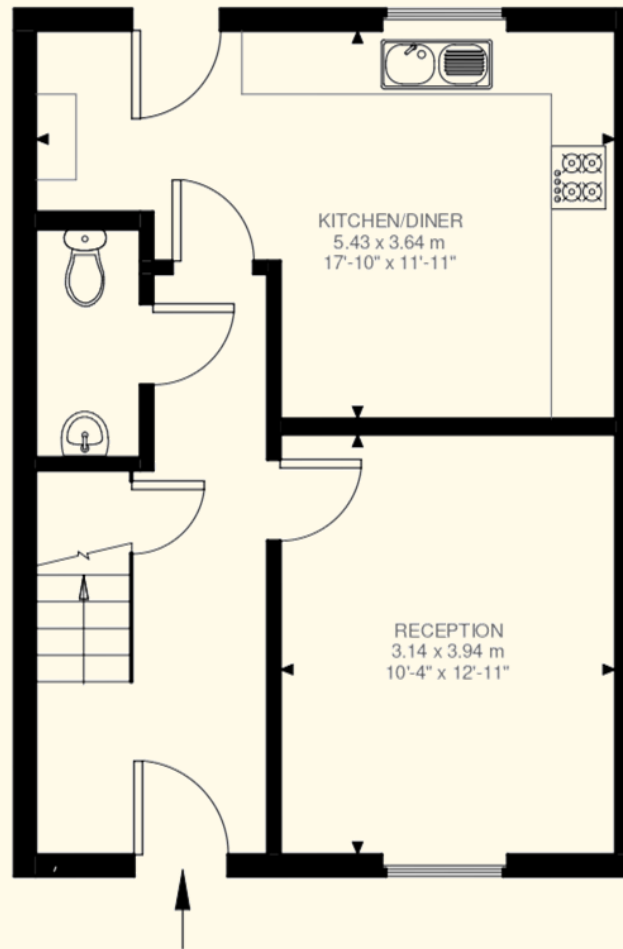
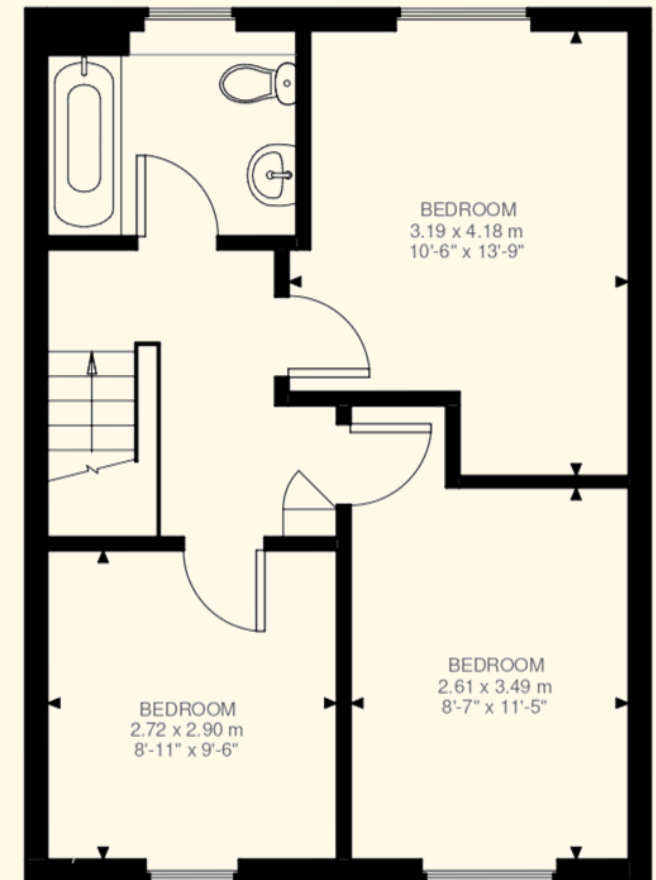


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Ground Floor  
454 ft<sup>2</sup>



First Floor  
460 ft<sup>2</sup>

24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

Tel: 01305 340860 Email: [enquiries@parkersproperty.com](mailto:enquiries@parkersproperty.com) Web: [www.parkersproperty.com](http://www.parkersproperty.com)