



Trematon Street
Poundbury
£410,000



Offered with no forward chain and set within an Area of Outstanding Natural Beauty, this beautiful presented, semi-detached home is located in the highly sought-after Poundbury development. The property offers light and spacious accommodation comprising a ground floor reception room, modern kitchen/dining room, a ground floor W/C, three bedrooms and family bathroom. Externally, the property benefits from a fully enclosed, low-maintenance rear garden, a car port and further allocated parking space. EPC Rating C.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, and garden centre. 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.

Dorchester, 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 excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, 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.



The entrance hallway sets the stylish and neutral tone of the décor throughout this lovely home. Rich wooden click flooring contrasts perfectly against the white walls and flows through to the kitchen/diner. The ground floor cloakroom is also conveniently located in the hall.

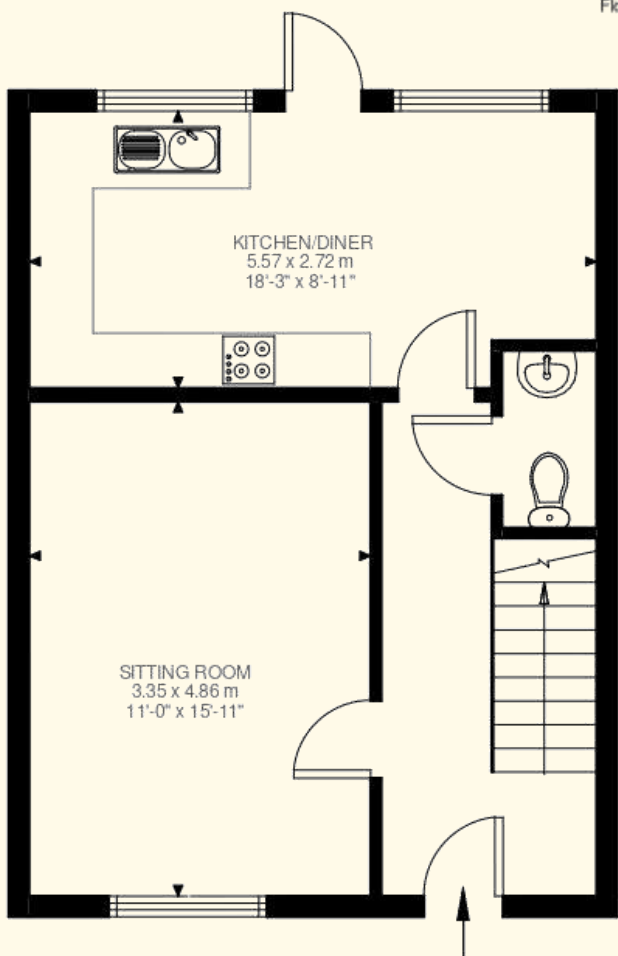
The rear aspect kitchen/diner offers a modern and stylish fitted kitchen featuring a range of wall and base units with worksurface over. Integrated appliances include a double Neff oven, four-ring gas hob with extractor over, fridge/freezer and dishwasher. The room offers plentiful space for dining furniture making it the perfect arrangement for entertaining and modern family life. The room is flooded with natural light via two rear aspect windows and a door overlooking and opening onto the rear garden.

The front aspect reception room boasts generous dimensions with natural light via a front-aspect sash window.

Stairs rise to the first floor where the style and tone continues and all three bedrooms are located. The rear aspect bedroom is further complimented by three fitted double wardrobes. The bathroom is tastefully fitted with a white suite comprising panel enclosed bath, WC and vanity wash-hand basin. The room is finished with fully tiled walls and a fitted heated towel rail.

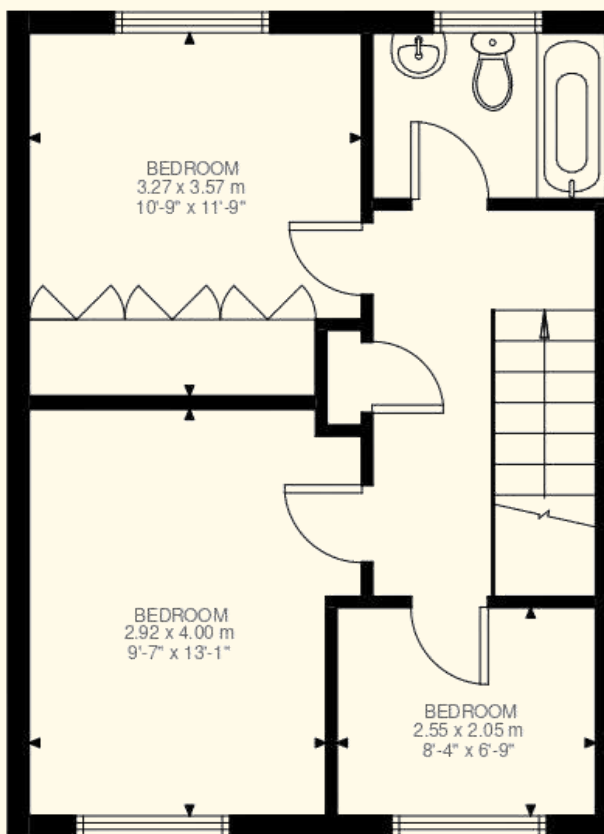
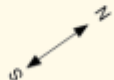
Externally, the rear garden is a smart blend of astro-turf lawn and patio. A path leads to a rear door offering access to the single carport and allocated parking area whilst side gate access allows leads out to Trematon Street.

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



Ground Floor
467 ft²

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.



First Floor
469 ft²

TREMATON STREET, DT1
Approximate Gross Internal Area
86.98 SQ.M / 936 SQ.FT

Flood Risk:

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

<https://check-long-termfloodrisk.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>

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is D.

Broadband and Mobile Service:

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>

Services:

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

Agents Notes:

There is an annual Manco charge of £240.00. This figure is reduced to £228.00 upon receipt of an early payment

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