



East Down Lane
Poundbury
£ 525,000 Price Guide



Situated within the sought-after development of Poundbury and just a short walk away from The Great Field, is this attractive terraced house, offering well-proportioned accommodation across two floors. The ground floor features a spacious kitchen/diner, utility room, sitting room and WC. Upstairs, the home offers three bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Outside, the property benefits from a low-maintenance rear garden and garage and additionally benefits from the exclusive right to use an allocated parking space. EPC rating B.

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 opens onto the property's hallway granting access to the ground floor rooms, including the WC. Stairs rise to the first floor.

The sitting room extends the full length of the property, creating a generous and light-filled living space. A central fireplace provides a warm focal point, while French doors at the rear open directly onto the garden. The room is finished with Karndean flooring

The kitchen is fitted with a range of white wall and base level units with quartz worksurfaces over. Integral appliances include a double AEG oven, five-ring AEG hob, AEG dishwasher and Electrolux fridge-freezer. A separate utility room provides further space for appliances.

All three bedrooms benefit from either a front or rear aspect window, allowing plentiful natural light to enter the room. Bedroom one further benefits from a modern en-suite shower room and custom-built, luxury wardrobes.

Serving the remaining bedrooms, is the family bathroom, furnished with a suite comprising a p-shaped panel enclosed bath with shower attachment and part-shower screen, WC and wash hand basin. The room is complete with part-tiled walls and tiled flooring.

The garden is fully enclosed and enjoys a desirable southerly aspect. It is predominantly laid to lawn with a paved patio area directly adjoining the house, ideal for outdoor dining. There is rear pedestrian gated access as well as a pathway leading to the garage, which is equipped with an up and over door and electrics. Additionally, the property benefits from the exclusive right to use an allocated parking space.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

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>

Services:

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

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#>

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

Please note the garage is leasehold with the lease length being - 999 years from and including 3 November 2017.

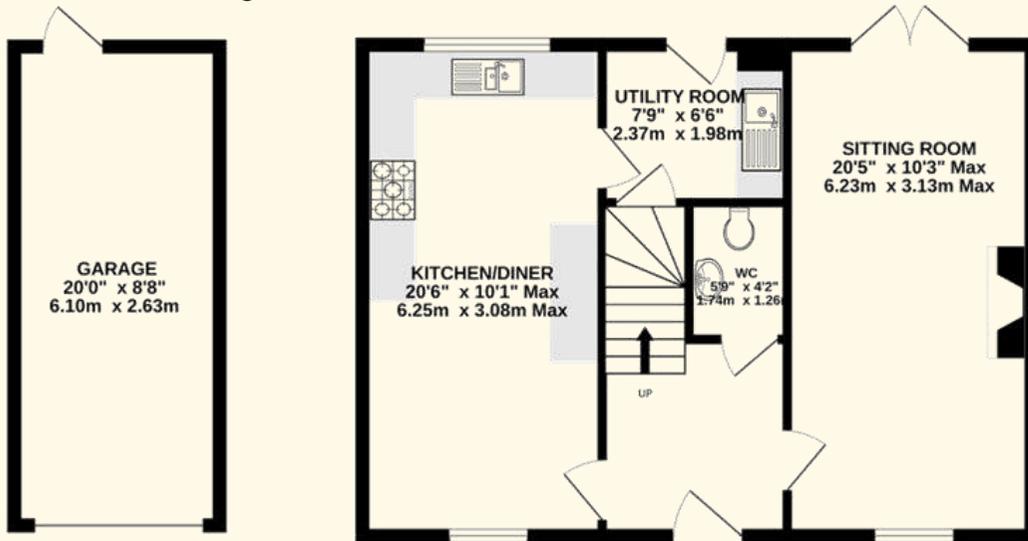
Broadband and Mobile Service:

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

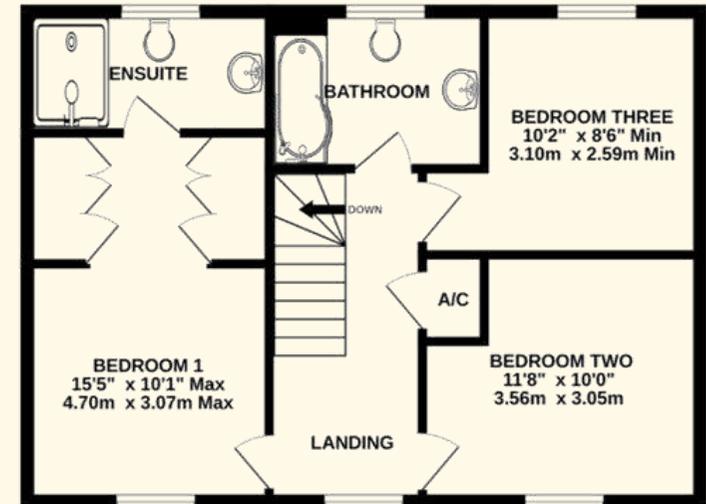
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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