



Stannon Street
Poundbury
Offers in excess of £425,000



Nestled in an Area of Outstanding Natural Beauty, this well presented, versatile three-story home is located in the prestigious and highly sought-after Poundbury development. The property has three bedrooms, an open plan ground floor modern kitchen/dining room, a ground floor W/C, a first floor sitting room and two bathrooms. This lovely home offers bright and spacious living with generous storage solutions throughout. Furthermore, the property has an enclosed, west facing garden and boasts a double garage. 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.



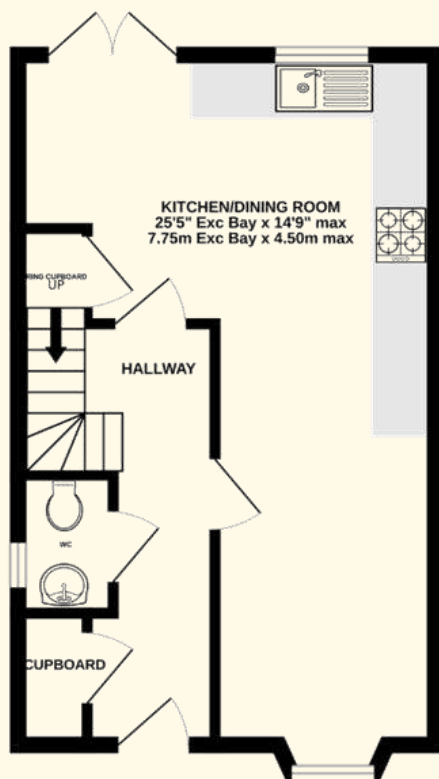
Entrance to the property is via a part-glazed door opening into the hallway, offering access to the kitchen/diner, a useful under-stairs storage cupboard and ground floor WC. A wood-effect flooring, flowing throughout the ground floor, complements the space.

The open-plan kitchen/diner spans the length of the property and receives plentiful natural light via a front-aspect bay window and a rear-aspect window. The modern kitchen is well equipped with wall and base-level units with work surfaces over, and is fitted with integral appliances including a fridge/freezer, eye-level oven and grill, a four-ring gas hob with extractor hood over. Space is also provided for additional appliances. To the rear of the room, French doors overlook and offer direct access to the garden.

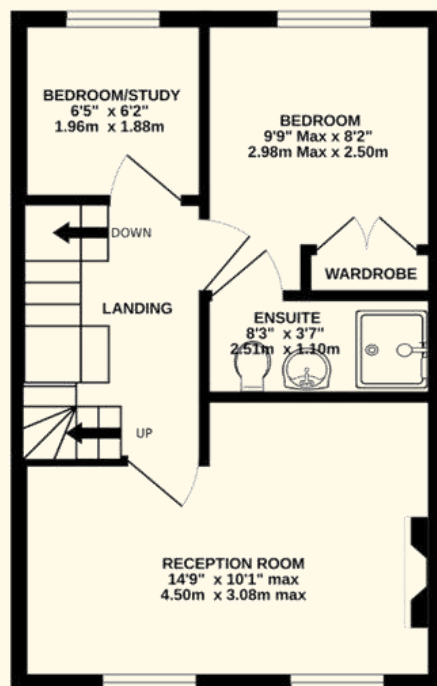
The first floor houses a front aspect reception room fitted with a modern gas fire set on a hearth with mantel, and finished with carpet, wall-mounted lighting, and neutral décor. Bedroom one is also located on the first floor and boasts a built-in wardrobe and en-suite shower facilities. A further room offers a versatile space suitable for use as an office, hobby room or bedroom.

Stairs rise to the second floor housing the principal double bedroom, which is served by a Jack and Jill bathroom fitted with a panelled bath, W/C, wash-hand basin, and tiled flooring. Externally, the rear garden has been thoughtfully landscaped for practicality, featuring a well-placed patio area that surrounds a lawn and provides a pathway leading to the double garage. Mature plants and shrubs add colour and texture, creating a peaceful and private outdoor retreat. A door provides access to the double garage, which features two up-and-over doors and benefits from power and lighting.

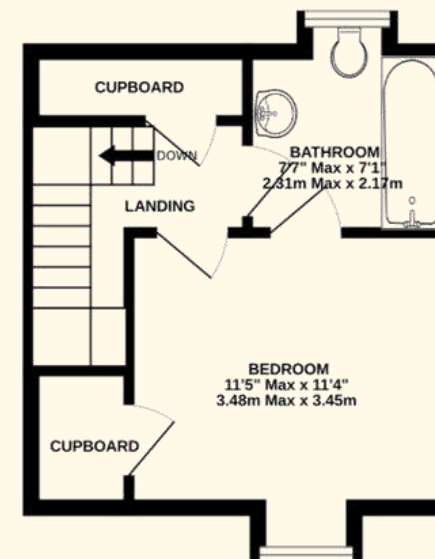
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



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.

TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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Services:

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

Agents Notes:

There is an annual Manco charge of £232.
This figure is reduced to £220.00 upon receipt of an early payment

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
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 and we recommend you visit the Ofcom website checker to confirm.

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>