



Peverell Avenue West
Poundbury
£425,000 Price Guide



OFFERED WITH NO FORWARD CHAIN, and found in an area of outstanding natural beauty within the highly sought-after Poundbury area, is this well-presented three-bedroom terraced home. The property comprises a good-sized reception room, a practical downstairs w/c, and a spacious, fully equipped kitchen/diner leading out to the garden. Upstairs, the property features two generous double bedrooms one with built-in storage, a versatile single bedroom, and a family bathroom. Externally, the property boasts a tiered rear garden with lawn and patio areas, secure gated access to a parking area, and a single 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.

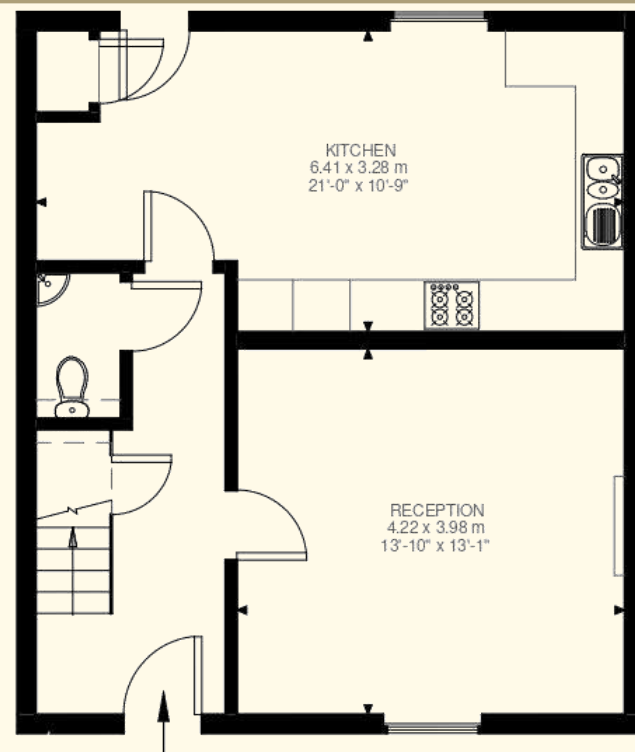
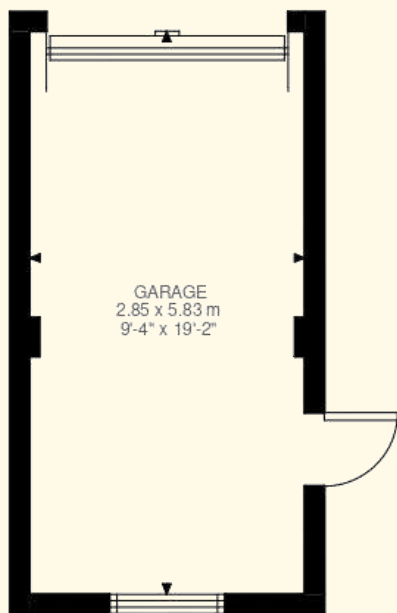


On approaching this lovely home, a useful storm porch frames the part-glazed door that provides entry into the property. Upon entering, a welcoming hallway with dedicated space for coats provides access to a useful understairs cupboard and a practical downstairs W/C featuring part-tiled walls and a corner basin. The ground floor boasts a cosy, carpeted reception room featuring a charming electric coal effect fireplace, creating a beautiful focal point, with its front-facing window filling the space with natural light.

To the rear, the impressive kitchen and dining area features tiled flooring and an abundance of cupboard space. The kitchen is well-equipped with a variety of wall and base level units with work surfaces over, housing a range of built-in appliances. These include a four-ring gas hob with an extractor fan, a 1 ½ sink with mixer tap, a double oven, a built-in microwave, and an integrated fridge-freezer, alongside designated plumbing space for a washing machine and a dishwasher. The dining area offers plenty of space for entertaining and benefits from a door that provides convenient access to the garden.

Upstairs, the carpeted landing leads to three well-proportioned bedrooms and the family bathroom. The first floor accommodates two spacious double bedrooms, one of which includes a convenient built-in wardrobe, alongside a single bedroom that also benefits from integrated storage. The family bathroom is finished with fully tiled walls, a panel-enclosed bath with a shower attachment over, a low-level W/C, and a washbasin complete with vanity storage under.

The exterior of the property is equally impressive, featuring a rear tiered garden thoughtfully split into lawn and patio sections that provide the perfect space for outdoor dining and furniture. A pathway with steps leads you down to the convenient parking area, which benefits from secure gated access. From here, a door provides direct entry into the single garage, which benefits from power and lighting and features a traditional up-and-over door.



Ground Floor
515 ft²

Peverell Avenue, DT1
Approximate Gross Internal Area
95.34 SQ.M / 1033 SQ.FT
(EXCLUDING GARAGE)
GARAGE: 16.74 SQ.M / 180 SQ.FT
INCLUSIVE TOTAL AREA: 112.08 SQ.M / 1213 SQ.FT

KEY: CH - Ceiling Height
[Shaded] - Not To Scale

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

Flood Risk:

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

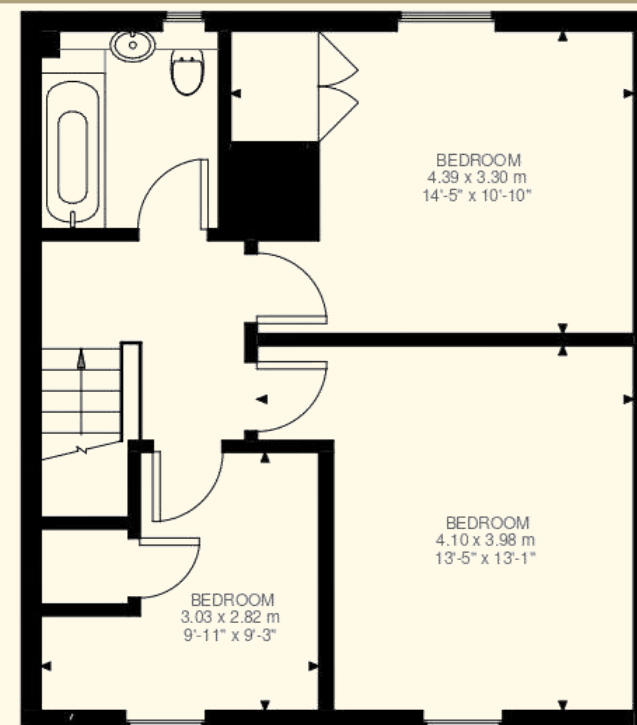
<https://check-long-termfloodrisk.service.gov.uk/risk#>

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>



First Floor
517 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.

Services:

Mains electricity and water are connected.

Gas fired central heating.

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

Local Authorities:

Dorset Council

County Hall, Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council tax band 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>

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