



Liscombe Street
Poundbury
£435,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This terraced home, ideally situated within phase three of the sought after development of Poundbury and within close proximity to the Queen Mother Square and all its amenities, comprises of accommodation including a front aspect sitting room, modern kitchen/diner, three bedrooms, family bathroom and ground floor WC. Externally, there is an enclosed garden, enjoying a westerly facing aspect and double car port to the rear. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III 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, 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.



Entrance to the property is via a wooden door, leading through to the inner hallway. From there access is offered to both the sitting room and WC.

The sitting room is a good-size room, featuring a front aspect, wood-effect flooring and central fireplace with surround and mantle. An under-stair storage cupboard is also provided and double doors lead to the kitchen/diner

The kitchen is fitted with modern shaker style wall and base level units with laminate work surfaces over and wood-effect flooring throughout. Integral appliances include an eye level double oven and grill, four ring gas hob with extractor hood over, dishwasher, fridge-freezer and washer dryer. There is room for a dining table and chairs and a set of French doors provide direct access to the garden.



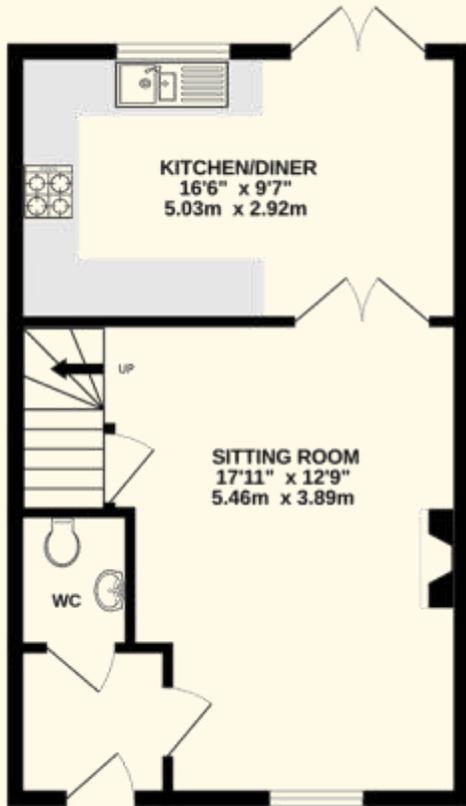
Stairs rise to the first floor where the bedrooms and family bathroom are situated.

There are three bedrooms at the property, two double in size and all either benefitting from a front or rear aspect window allowing plentiful natural light to enter the room. Bedroom one additionally benefits from built in wardrobes.

The family bathroom is furnished with a white suite consisting of a panel enclosed bath with part-shower screen and shower attachment, WC and wash hand basin with vanity storage below. The room is finished with wood-effect flooring throughout.

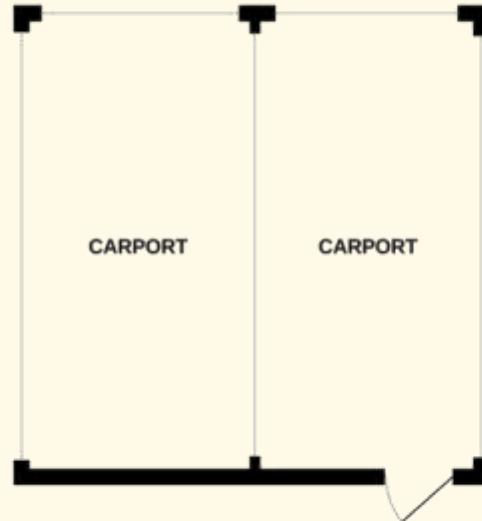
To the rear, there is a low-maintenance, enclosed garden with westerly facing aspect. An area of patio abuts the property and creates an ideal space to place outdoor living furniture. A further area of patio leads to both the summer house (with power) and double car port with electric charging point.

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

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#>

Agents Notes:

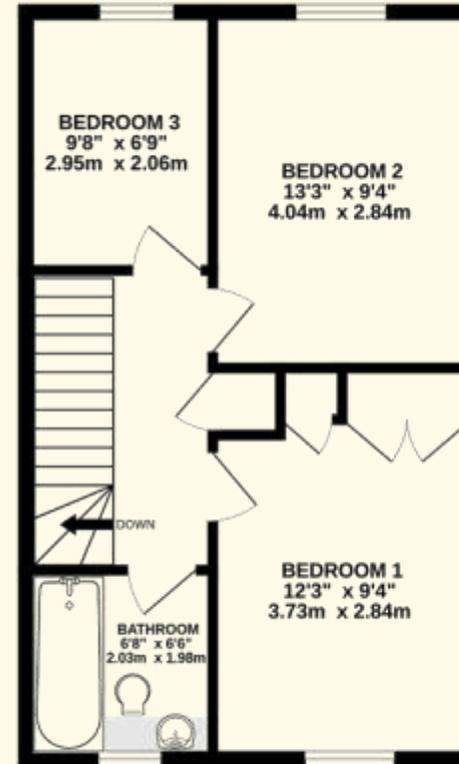
Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

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

Services:

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

1ST FLOOR
447 sq.ft. (41.5 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.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

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

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>