



Dunnabridge Street
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Nestled in an Area of Outstanding Natural Beauty, and offered with no forward chain, this well-presented and newly decorated property is located in the prestigious and highly sought-after Poundbury development. This property offers the opportunity to acquire a spacious three-bedroom end of terrace family home superbly situated within the heart of Poundbury, close to Queen Mother Square. The property enjoys accommodation that is well presented throughout, comprised of reception room, kitchen/diner, three double bedrooms, two bathrooms and benefits from an enclosed garden to the rear of the property, a single garage with partly boarded roof space providing excellent storage solutions and additional gated off-road parking. EPC rating TBC.

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.

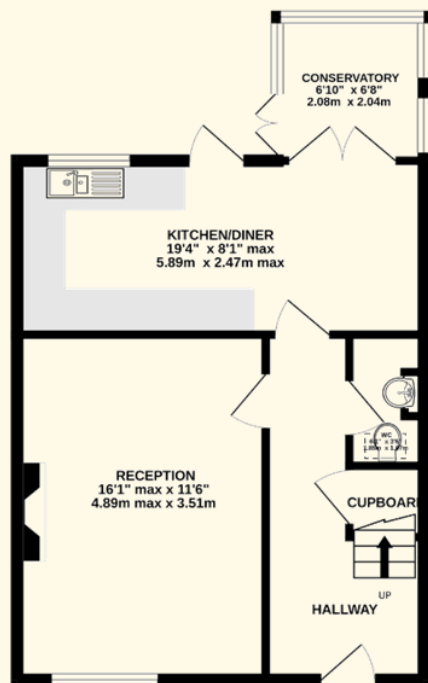


Entrance to the property is via a wooden door with a feature arch window, opening into a welcoming hallway that houses stairs that rise to the first floor and offers doors that provide access to both principal rooms. There is a useful under stairs storage cupboard and a ground floor WC. The generous reception room is a warm and inviting space that receives natural light gained via a front aspect double glazed window. The room features a newly fitted electric fire with surround and mantle, creating an elegant focal point. The well-equipped kitchen was newly fitted in 2024, and is comprised with a comprehensive range of wall and base level units providing ample storage options and work surfaces and a wealth of integral appliances including an AEG dishwasher, Bosch washing machine, Neff induction hob and Neff electric oven, a Neff fridge freezer, and a dual bin. Natural light is gained via a rear aspect double glazed window and there is a part glazed door that provides access to the garden. The room houses the central heating glowworm boiler, fitted in 2024, and is furnished with inset lighting, Karndean flooring and attractive fired earth tiles creating a lovely focal point. Additionally, the kitchen benefits from a dining area that offers a set of French doors that lead to the conservatory.

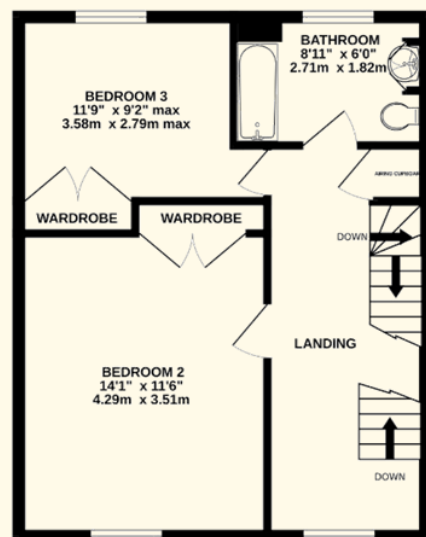
Stairs rise to the first-floor landing, where you'll find access to two bedrooms, bathroom, a useful airing cupboard and another set of stairs that rise to the second floor. Bedrooms two and three are generous doubles, featuring bespoke fitted wardrobes. The family bathroom is well presented comprised of panelled in bath, W/C, hand wash basin and heated towel rail. The primary bedroom is found on the second floor, a well-proportioned double, enhanced by bespoke fitted wardrobes offering excellent storage. This room benefits from a stylish and newly fitted en-suite shower room, complete with a W/C, wash hand basin set in a vanity unit with granite worksurface, part-tiled walls, and attractive Karndean flooring.

To the rear of the property there is an enclosed garden that is laid predominately of landscaped patio abutting the property with a plethora of mature shrubs and fruiting trees. A paved pathway leads to the rear of the garden where an archway provides access to a gated parking area with a pedestrian door to the single garage with an up and over door, power and light.

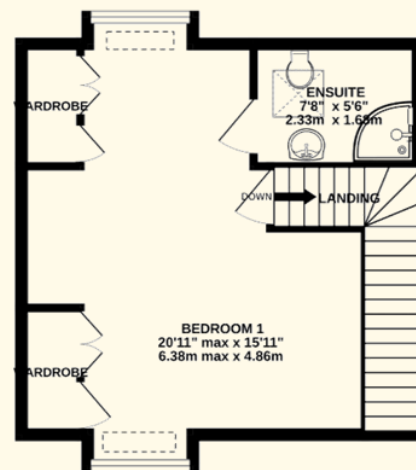
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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-flood-risk.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>

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.