PARKERS

01305 340860

Independent Property Consultants and Valuers







## Bindon Abbey Street, Dorchester

## Asking price £210,000

Nestled in an Area of Outstanding Natural Beauty, is this beautifully presented and well proportioned, two bed end-of-terrace family home. The property is comprised of a reception room, an open kitchen/diner, a modern family bathroom and a ground floor W/C. Additionally, the home benefits from an enclosed rear garden and the right to use one allocated parking space. The marketing price represents a 60% SHARED OWNERSHIP. There is an option to purchase the property at 100% if desired. EPC rating B.

# 4 Bindon Abbey Street, Poundbury, Dorchester, DT1 3FN

## Situation

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.

## Description

Entrance to the property is via a wooden door, opening into a welcoming hallway that houses stairs that rise to the first floor and a door that provides access to all ground floor rooms. The generous reception room is a warm and inviting space that receives natural light gained via a front aspect double glazed window. There is a useful under stairs storage cupboard and an opening leads to the well-equipped kitchen/diner fitted with a comprehensive range of modern white, wall and base level units with work surface over. There is an integral oven with four ring electric hob, and additional space for appliances including dishwasher, washing machine and fridge freezer. A further opening leads to the ground floor WC and a door opens onto the rear garden.

Stairs rise to the first-floor landing, where you'll find access to two double bedrooms, the bathroom, and an airing cupboard. Both bedrooms are tastefully designed and have a bright and airy feel with calming tones and fitted carpets. The family bathroom is well presented and fitted with a white suite including a panel enclosed bath with a shower attachment over, W/C and a hand wash basin. The room is finished with part tiled walls and tile effect flooring.

To the rear of the property is an enclosed garden, predominantly laid to lawn, with a patio area adjoining the house. A raised planter to one side is well stocked with a variety of shrubs and plants, adding colour and interest. A rear gate provides convenient access to the parking space.

## Agents Notes

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment. The seller advises this fee is included within the payments made to Aster Housing Group. For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

The asking price represents 60% of the full market value. The property is offered for sale with a monthly rent payable of £347.66 to Aster for the remaining 40%. There is an option to staircase to 100% ownership of the freehold upon completion. In the event the purchaser staircases to 100% value, the rent element will cease.

Lease length - 125 years from and including 1st April 2019

Any purchaser, applying to purchase the property under shared ownership, must have a local connection to Dorset either through residency, work or family and must obtain approval from Aster Group If the property is purchased under 100% value, the 106 local connection agreement is not applicable.







## Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band C.

## 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#

## Mobile and Broadband Service
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

Visit the Ofcom website checker 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

## Videos and Photography
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.







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.

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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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