



Peverell Avenue East, Dorchester

Found in the centre of Poundbury and offered with no forward chain. The spacious accommodation comprises of a living room, modern open plan fitted kitchen, two double bedrooms, en-suite and bathroom. Additionally, the property features plenty of built in storage and further benefits from an exclusive right to use one allocated parking space. EPC rating B

Asking price £242,500



Situation

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.

Communal Entrance

Accessible via a secure door, operated through a telephone entry system. The door opens into a communal hallway with stairs leading to the first floor. A second door at the rear provides access to the parking area located behind the building, where there is one allocated parking space for the property.

Entrance

Entrance to this spacious apartment is through a hallway that includes two useful storage cupboards and doors leading to all rooms.

Living room

The apartment boasts a wonderfully light and airy living room, enjoying abundant natural light through a generously sized window. Finished with a cream carpet and neutral décor, the space flows seamlessly into the modern, fully fitted kitchen.

Kitchen

This modern kitchen features a range of integrated appliances including a double oven, gas hob, dishwasher, washer/dryer, and fridge freezer. It offers a comprehensive selection of wall and base units with under-pelmet lighting, soft-close hinges and drawer runners, all complemented by granite worktops with a matching upstand and low-energy recessed downlighters.

Bedroom 1

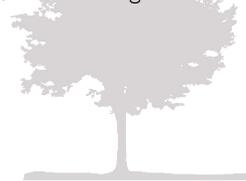
The primary bedroom is a well-appointed double room featuring a large fitted wardrobe that provides ample storage. Finished with a cream carpet and calming tones, the space offers a comfortable and relaxing atmosphere. The en-suite benefits from a tastefully fitted white suite comprising a low-level W/C, wash hand basin, and shower, complemented by Porcelanosa tiles, illuminated mirror, and a heated towel rail.

Bedroom 2

The second bedroom is also a double, enjoying plentiful natural light through a well-sized window. Finished in harmony with the primary bedroom, it features a cream carpet and calming neutral tones, creating a cohesive and natural flow throughout the property.

Bathroom

The contemporary bathroom features a panelled bath with shower attachment and glass screen, a W/C, and a wash hand basin. A modern finish complements the space, with textured Porcelanosa wall tiling surrounding the bath. Finishing the room is Porcelanosa part wall-to-floor tiling and features include a heated towel rail, illuminated mirror, and low-energy recessed downlighters, all enhancing the calming theme of the property.



Agents Notes

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

No pets are permitted in this building.

There is a 250 year lease from 1st January 2015
There is a quarterly service charge of £604.56p.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is C.

Mobile and Broadband

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>

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#>

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

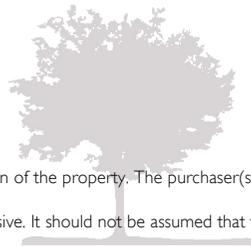
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

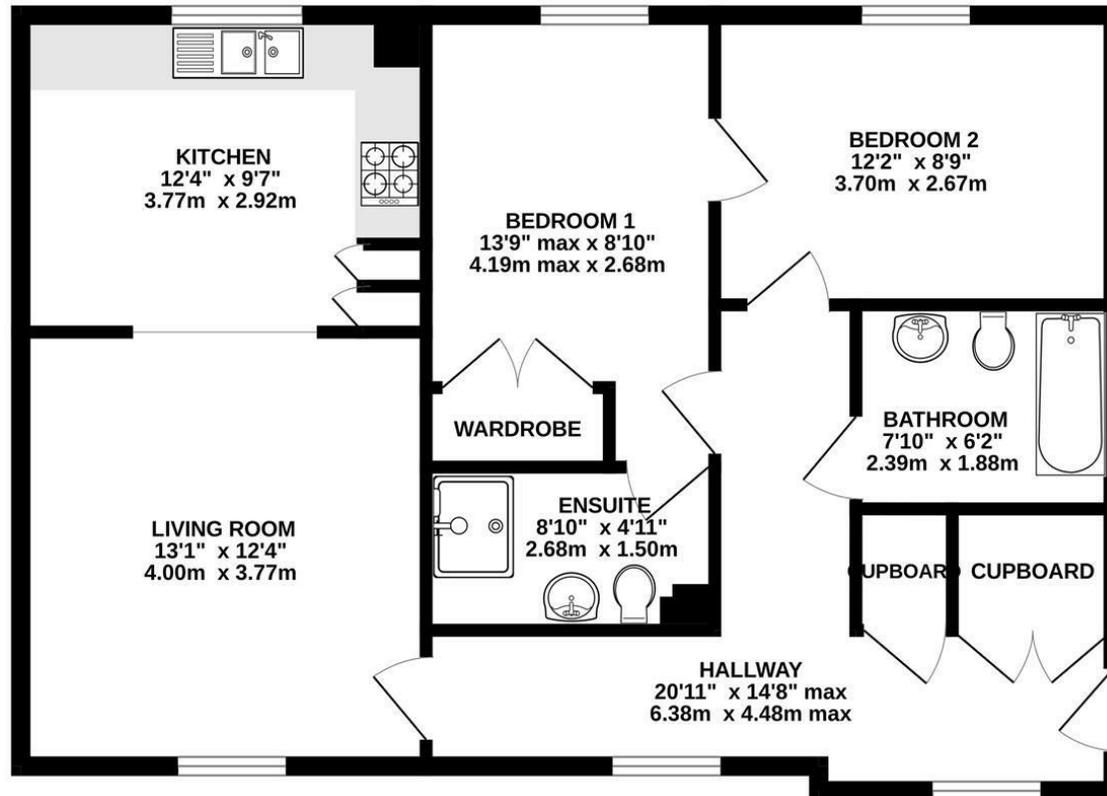
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





FIRST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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