



Ashington Street
Poundbury



This three-bedroom, end of terrace family home is situated within the ‘first phase’ of the desirable development of Poundbury. Accommodation includes a rear aspect sitting room, kitchen, three bedrooms, family shower room and ground floor WC. Externally, the home benefits from an enclosed rear garden with a predominantly southerly facing aspect and single garage. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III’s vision for 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 are a plethora of amenities including 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 and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



A wooden door leads you through to the property's hallway with access offered to all ground floor accommodation including the WC. A cupboard is also located in the hallway.

The kitchen is fitted with a range of neutral 'shaker style' wall and base level units with worksurfaces over and tongue and groove panelled splashback. Integral appliances include a fridge, eye-level double oven and grill and five-ring gas hob with extractor hood above.

Located to the rear of the property is the sitting room, extending the full width of the home and featuring a corner fireplace with stone surround and mantle. A door provides direct access onto the rear garden.

A set of stairs rise to the first floor where the bedrooms and family shower room are situated.

All three bedrooms receive plentiful natural light via either a front or rear aspect window and bedrooms one and two are double in size. Bedrooms one and three additionally benefit from fitted storage.

The shower room has been furnished with a corner shower cubicle, WC and wash hand basin.

Externally, there is an enclosed, low-maintenance garden to the rear, with areas of patio and shingle. A single garage is offered with light, power, plumbing and up and over door.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Flood Risk:

Surface water - Low risk.

Rivers and the sea - Very low risk.

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

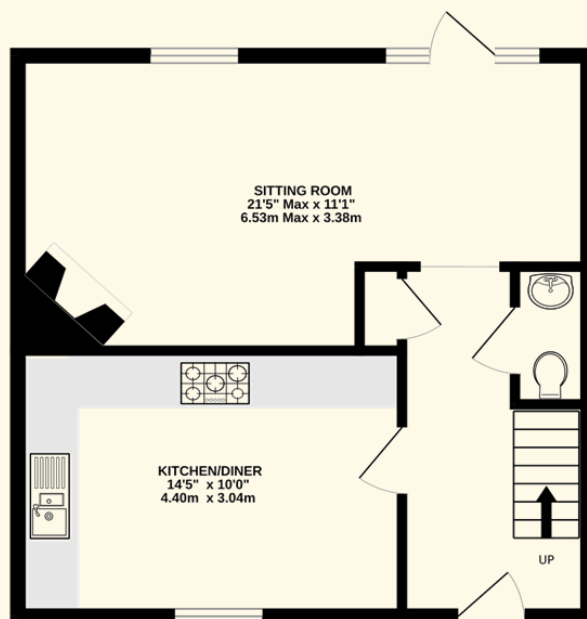
Agents Notes:

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

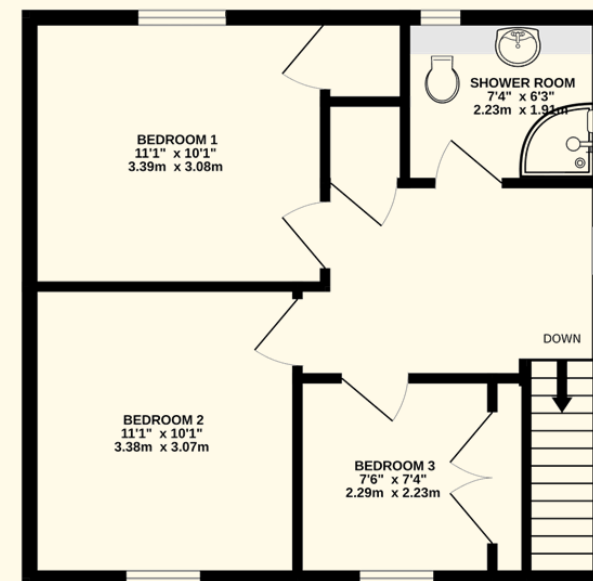
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

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.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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