PARKERS

01305 340860

Independent Property Consultants and Valuers

Peverell Avenue West, Dorchester

Asking price £285,000

Found in an area of outstanding natural beauty and offered with no onward chain. This beautifully presented, first floor, two-bedroom, two-bathroom apartment is ideally situated within the sought after development of Poundbury, boasting lovely views towards Maiden Castle. The apartment enjoys light and spacious accommodation that is presented to a high standard throughout, featuring bespoke storage, beautifully designed blinds and colour-matched plantation shutters for statement windows and complimented with a mezzanine kitchen. The property further benefits from the right to utilise two parking spaces. EPC rating C.

Flat 3, 66 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU

Situation
Poundbury is King Charles III's 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. 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, boutique shops, hairdressers, dentists, medical centre, and garden centre. The Great Field is a short walk away and offers a wonderful open space and amenities. 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
Entrance is gained via an entry phone system to a communal entrance hall that houses stairs that rise to the first floor.

Apartment
Entrance to this spacious apartment is gained via a private porch area that offers a useful coat rack and shoe/boot storage cupboard and a fire-safe door leading into the apartment's main hallway. From here, stairs rise to the mezzanine Kitchen area, and Doors lead to:

Living Room
The apartment features a beautifully bright and airy reception room with a high cathedral-style ceiling, creating an impressive sense of spaciousness. Natural light floods the open-plan living-dining area through two elegant arched windows with colour matched plantaion-shutters, offering both front and rear views. This space also includes a bespoke concealed storage cupboard with CD and book shelves and a built-in concealed office area featuring bespoke shelving & Drawers with soft-closing action. With thoughtful design, the room is served by a 'dumbwaiter' food lift connecting it to the kitchen on the mezzanine level above; to avoid carrying drinks and food via the stairs.

Kitchen
The kitchen is a wonderful feature of the apartment, situated within the mezzanine area, accessed via stairs that rise from the hallway. The kitchen is fitted with a comprehensive bespoke range of overhead cupboards, base level units that provide ample storage options with work surfaces above. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including washing machine, fridge, freezer, dishwasher, an electric oven and hob with a new contemporary extractor hood overhead. The room is finished with laminate flooring and part tiled walls and features an openable skylight widow.

Bedroom 1
The primary bedroom boasts generous dimensions and is well appointed throughout, featuring two bespoke bedside units, fitted 'Bling' draw unit and a 6-door wardrobe with full-length mirrors and bespoke interiors all providing ample storage solutions. There is also a feature window-seat with drawer storage underneath. Plentiful natural light is gained via a dual aspect with a side aspect window and a further large arched feature window with colour matched shutters that provides a lovely view towards Maiden Castle; all windows are double glazed. The room benefits from en-suite facilities offering a tastefully fitted suite comprising a W/C, vanity wash hand basin unit with vanity storage below and a walk-in shower with fixed screen and both an overhead rose and hand-held attachment. The floor and walls are fully tiled with extractor fan overhead, a large, heated towel-rail and bespoke-made roman blind.

Bedroom 2
The guest bedroom is a further double room, also featuring bespoke fitted furniture offering further storage solutions. The room enjoys natural light gained via a side aspect.

Bathroom
The main bathroom is fitted with a suite comprising a W/C, a pedestal wash hand basin and a panel enclosed bath with hand-held hair-wash attachment over. The room is finished with tiled flooring, part tiled walls and a double-glazed window that provides the room with natural light and features a bespoke-made roman blind.

Externally
The apartment benefits from a security code bike-storage area and two parking spaces situated in the courtyard at the rear 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

There is a quarterly service charge of £803.14 (as per the Oct 25 - Dec 25)
There is a 250 year lease (less 3 days) from 14th April 2015

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

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#

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

Tel: 01305 211970

Council tax band C.

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

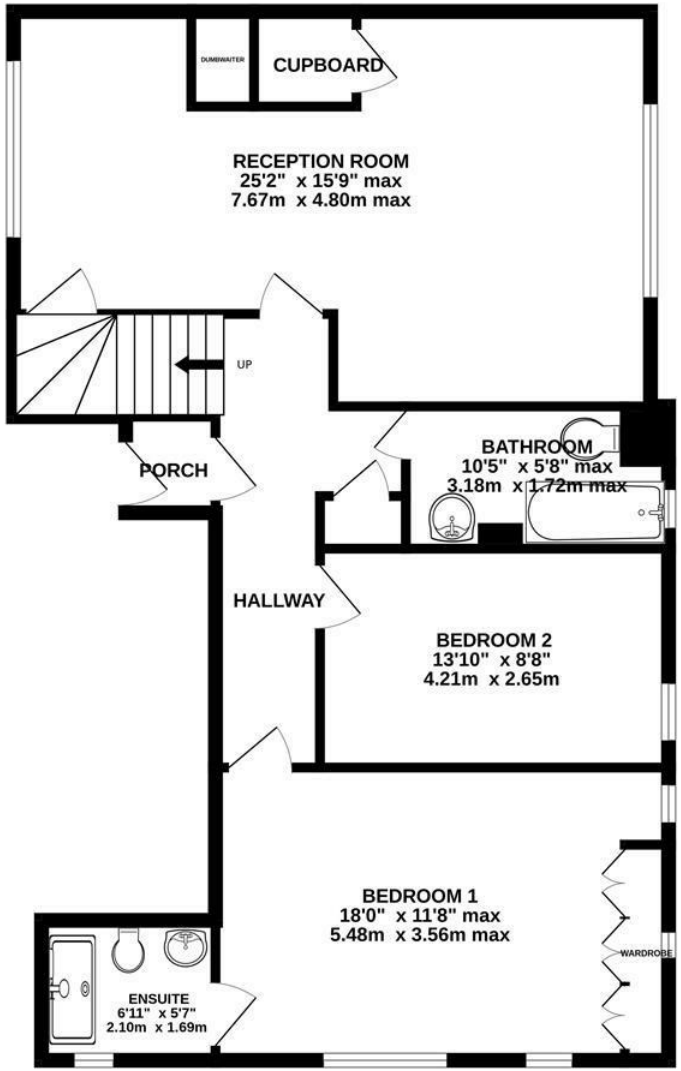
Photos and Videos
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.

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.

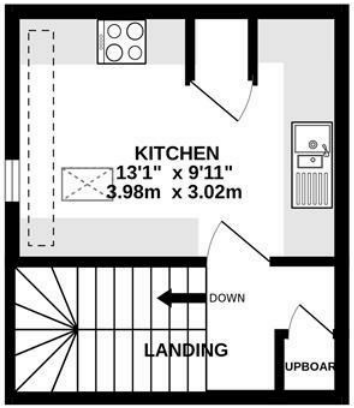
24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
01305 340860 enquiries@parkersproperty.com

follow us at @parkers_pbury
like 'Parkers Property' on facebook

FIRST FLOOR
912 sq.ft. (84.8 sq.m.) approx.



MEZZANINE
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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.
Made with Metropix ©2025