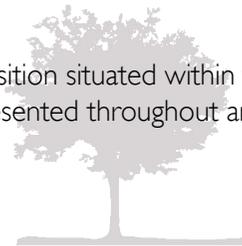




Wadebridge Square, Poundbury

This substantial, four bedroom end of terrace property enjoys an enviable position situated within the sought after development of Poundbury, close to The Buttermarket. The property offers a wealth of light and spacious accommodation that is well presented throughout and benefits from a delightful enclosed garden to the rear and a double garage. EPC rating C.

£500,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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, rather than relying upon a car. Within walking distance to the property there are 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. A Monart luxury spa is scheduled to open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Accommodation

Entrance is gained via a hallway that sets the tone for the rest of the property with high ceilings and generous room sizes creating a truly spacious feel.

The fabulous kitchen/diner is a real feature of the property, enjoying a social and spacious feel and providing the ideal space for family dining. The kitchen is fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over, together with a selection of integral appliances. A set of french doors provide access to the garden. Also situated on the ground floor is a generous dining room, a real treat for Poundbury.

Stairs rise to the first floor where a light and spacious landing provides access to a further reception room that receives plentiful natural light and features an attractive fireplace that houses a wood burning stove.

The master bedroom boasts generous dimensions and an abundance of natural light. The room offers a separate dressing area and tastefully fitted en-suite facilities. There are three further bedrooms situated on the second floor, served by a shower room. Externally there is a delightful enclosed garden to the rear that is laid predominately to lawn with an area of paving abutting the property that provides the ideal space for alfresco dining. The garden provides pedestrian access to a double garage that is fitted with both power and light.

Room Dimensions

Kitchen/Diner 5.59m x 3.15m (18'04" x 10'04")

Dining Room 3.66m x 3.48m (12'0" x 11'05")

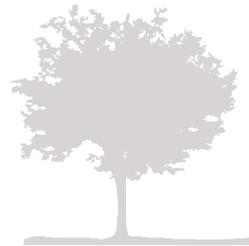
Sitting Room 5.59m x 3.48m (18'04" x 11'05")

Bedroom One 3.25m x 3.25m (10'08" x 10'08")

Bedroom Two 5.59m x 3.51m (18'04" x 11'06")

Bedroom Three 3.28m x 2.95m (10'09" x 9'08")

Bedroom Four 3.28m x 2.54m (10'09" x 8'04")



Agents Notes

There is an Annual Manco charge with charges varying between £110 and £160 dependent upon location.

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 251010.

We are advised that the council tax band is E

Viewings

Strictly by appointment with the sole agents:

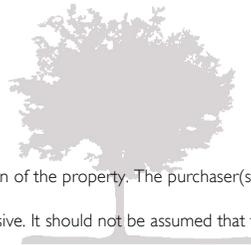
Parkers Property Consultants and Valuers Tel: 01305 340860

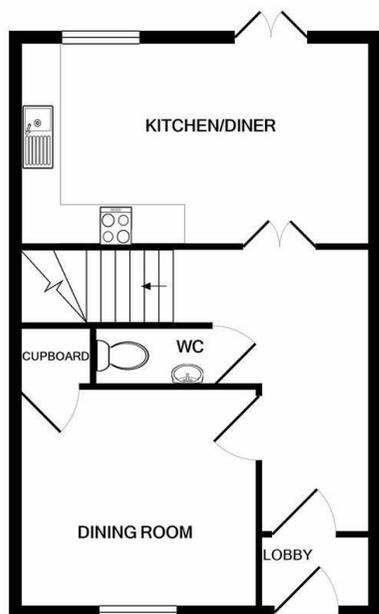


Important notice. Parkers notify that:

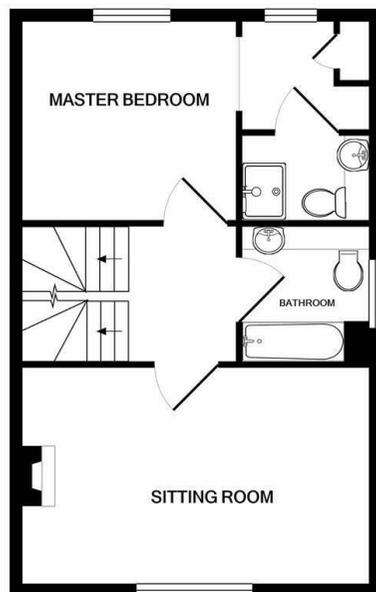
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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

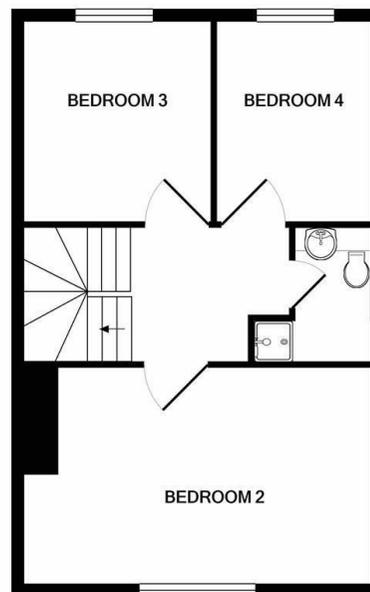




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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