



Liscombe Street
Poundbury
£500,000 Guide Price



This beautifully presented three-bedroom semi-detached home offers a perfect blend of contemporary style and functional living. The accommodation boasts a spacious sitting room and a stylish, high-specification kitchen/diner, complemented by a utility room and ground floor WC. The first floor comprises three well-proportioned bedrooms, including a principal bedroom with built in wardrobes and en-suite facilities, alongside a modern family bathroom. Externally, the property benefits from a beautifully maintained, low-maintenance rear garden and a single garage with an electric door and EV charging point. EPC rating: C.

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.



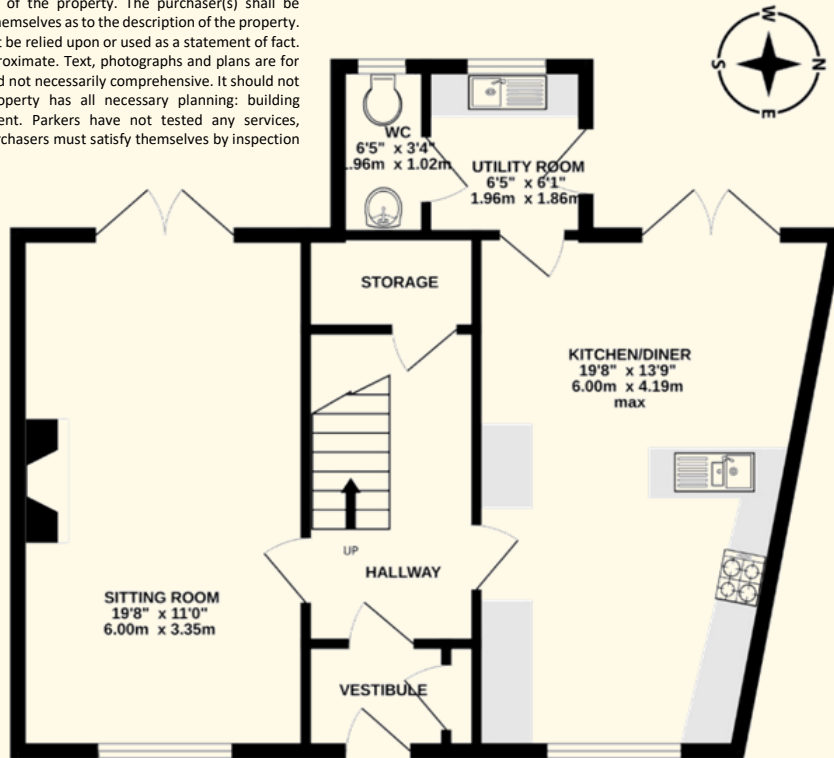
Upon entering this impressive property, a wooden door with decorative glazing above opens into a tiled vestibule, setting the tone with attractive tiled flooring and cupboard. A further door leads into the welcoming hallway, where Karndean flooring flows seamlessly throughout the ground floor. The hallway provides access to the principal rooms, an additional storage cupboard, and stairs rising to the first floor. The sitting room is a bright and inviting space, centred around an attractive gas fireplace with mantel and surround, combining modern style with a cosy focal point. French doors flood the room with natural light and open onto the rear garden. The ground floor continues into a contemporary, high-specification kitchen/diner, thoughtfully designed with a range of wall and base units, complemented by granite worktops and upstands. Integrated appliances include a Neff four-ring induction hob with extractor, along with Bosch oven and grill units. The space also features a 1½ sink and drainer, dishwasher, and fridge-freezer. An extended L-shaped worktop creates a practical breakfast bar, ideal for casual dining. To the rear, a dedicated utility room with matching granite work surfaces provides space for a washing machine and offers access to both the garden and a convenient downstairs WC. Porcelain tile flooring continues through this area, enhancing the home's modern finish.

Upstairs, the contemporary style continues. The landing leads to three well-proportioned bedrooms and a modern family bathroom, fitted with a bath and shower, and finished with tiled flooring. The principal bedroom is a generous double with a large built-in wardrobe and a private en-suite shower room. The second bedroom is a comfortable double positioned at the front, while the third is ideal as a single bedroom or home office. An airing cupboard provides additional storage.

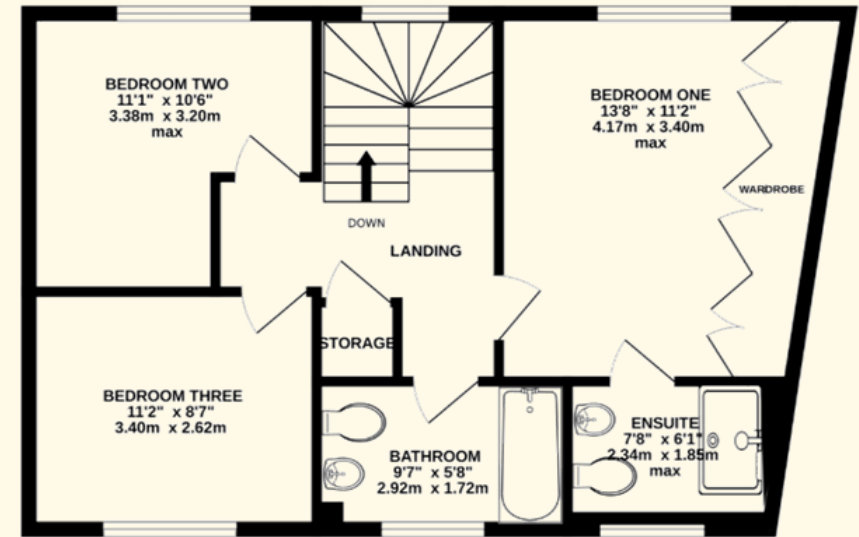
Externally, the property is equally appealing. The rear garden has been designed for ease of maintenance and relaxation, featuring a generous patio seating area, AstroTurf, and a characterful apple tree. Gated side and rear access leads to the single garage, which benefits from an electric up-and-over door, an electric vehicle charging point, and additional loft storage space.

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



LISCOMBE STREET

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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Agents Notes:

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk
Seller owns the garages below the property and these are leased to nearby properties.

Services:

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

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-landtax/#/intro>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970
Council Tax Band D

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-termfloodrisk.service.gov.uk/risk#>

Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.
Mobile phone service varies dependent upon your provider.
For up-to-date information please visit <https://checker.ofcom.org.uk>