



Shuffling Furlong

Poundbury

£485,000



PARKERS

PROPERTY CONSULTANTS & VALUERS



Offered for sale with no forward chain is this delightful three-bedroom detached family home favourably situated within the sought after development of Poundbury. The property offers accommodation comprising of a generous sitting room, a modern kitchen/diner, a tastefully fitted family bathroom, en-suite facilities to the principal bedroom and a ground floor cloakroom. In addition, the property benefits from a double garage and a beautifully landscaped garden to rear. EPC rating B.

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.



Entrance is gained via a part glazed wooden front door opening onto a spacious hallway with doors to all ground floor rooms including a useful ground floor W/C and under stairs storage cupboard. Stairs rise to the first floor.

The sitting room enjoys a dual aspect offering plentiful natural light and is finished in neutral décor and offers ceramic tile flooring.

The modern kitchen/dining room enjoys a social feel and lends itself perfectly to contemporary living. The room is finished with ceramic tiled flooring and inset lighting and is fitted with a selection of integral appliances together with a comprehensive range of high gloss wall and base level units that provide ample storage options with work surface over. A set of French doors in the dining area provide direct access to the garden.

Stairs rise to a landing that provides access to three good size bedrooms, the principal bedroom offering en-suite shower room facilities.

Further situated on the first floor is the family bathroom, tastefully fitted with a WC, a wash hand basin and a p-shaped bath with shower attachment over. The room is finished with tiled flooring, part tiled walls and a heated towel rail.

Externally the property boasts a fully enclosed garden to the rear. The garden is a welcome size and houses a wide variety of mature plants and shrubs. There is a raised patio abutting the property providing an ideal space for alfresco dining. There is double garage with electric up and over doors, power and light.

Local Authorities:

Dorset Council,
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970.

Council tax band is E.

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

Services:

Mains electricity, water and drainage 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-floodrisk.service.gov.uk/risk/>

Broadband and Mobile:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider. Visit the Ofcom website checker for up-to-date information please visit

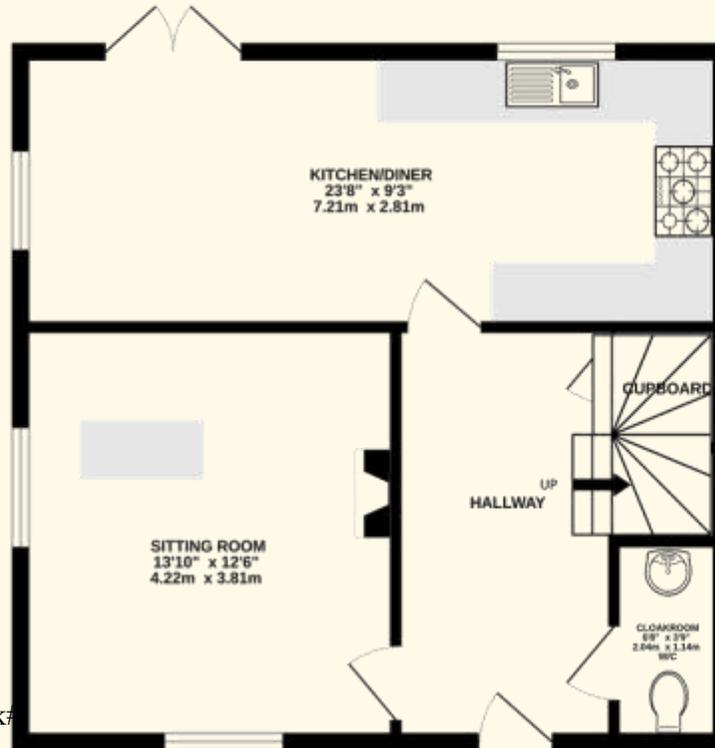
<https://checker.ofcom.org.uk>

Stamp Duty:

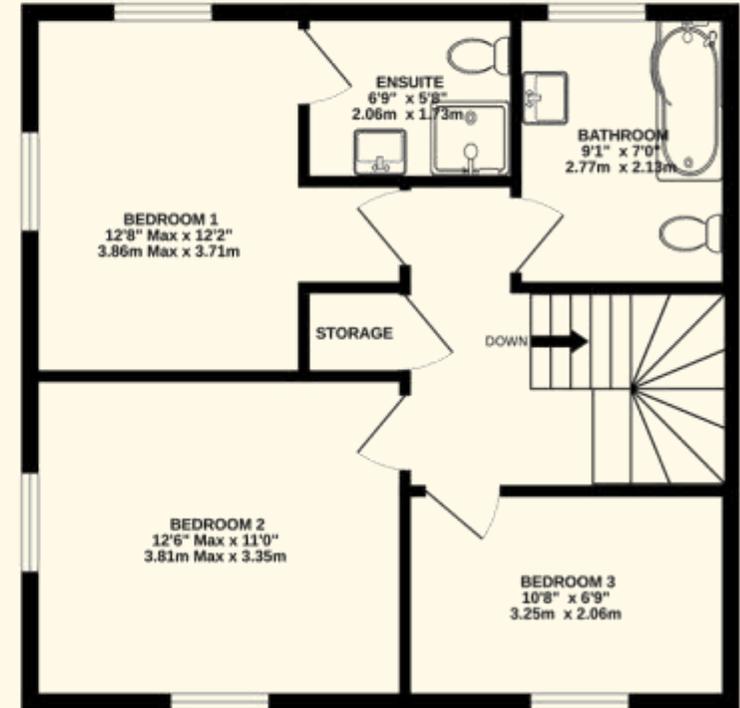
Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

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

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



SHUFFLING FURLONG

TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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Sellers Notice:

This property is being sold on behalf of a corporate client and must remain on the market until contracts have exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

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.