



Canford Street  
Poundbury



Favourably positioned near to what will become Sydenham Green, 15 Canford Street is a delightful three-bedroom, end of terrace property offering beautifully presented accommodation comprising a sitting room, kitchen/diner, WC, and family bathroom. Externally, this home offers a good size, fully enclosed rear and side garden and two allocated spaces located in the rear courtyard. The property offers an NHBC warranty with 9 years remaining. EPC rating B

On approaching 15 Canford Street you are met with a short path to the front door and a small garden space, enclosed by railings, and offering a number of shrubs and plants creating an attractive aesthetic. Access to this home is gained via a vibrant front door to the property's hallway. The high ceilings and neutral tones reflect the décor of this home throughout and the Karndean flooring runs through to the kitchen diner. A small cupboard houses the electric consumer unit, smart meter, broadband and optic fiber connection and there are ground floor cloakroom facilities situated under the stairs. The room is furnished with a WC, wash hand basin and receives natural light via a side aspect window.

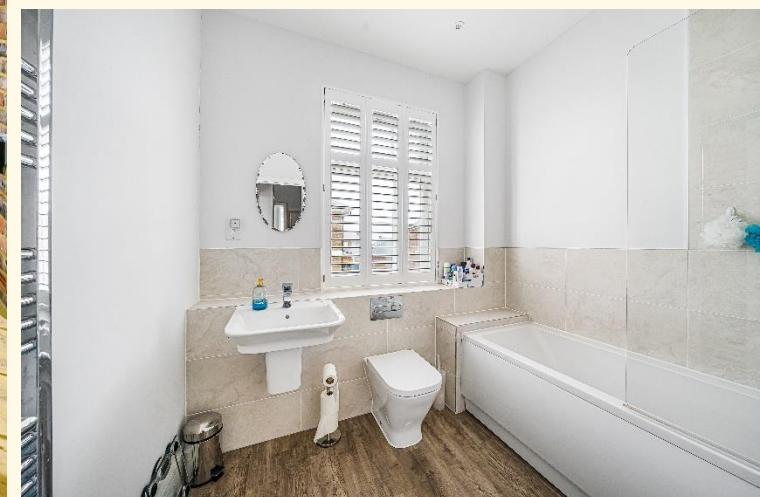
The front aspect sitting room is a good size with a front aspect window that will provide views of the green space to be created as the development progresses. This green space is scheduled for 2024 and will offer 14 trees. The wonderful Great Field is also just a short walk away.



The rear aspect kitchen/diner is fitted with a comprehensive range of wall and base units with work surface over. There are integrated appliances including a fridge/freezer, Neff double oven, microwave, dishwasher and washing machine/dryer. The room is flooded with natural light via a rear aspect window and French doors that open out to an easily manageable sunny garden where the sun floods the patio from noon.

Stairs rise to the landing where there is an excellent cupboard offering storage space. There are two double bedrooms with fitted wardrobes and a good size single bedroom (suitable for a double bed).

The family bathroom offers a modern suite comprising a panel enclosed bath with shower attachment over, wash hand basin and wc.



There is a fully enclosed rear and side garden, mainly laid to lawn with patio area abutting the rear of the property and along the side. Front and rear aspect gates provide access.

Poundbury is an urban development of the County Town of Dorchester. 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 Damer's 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.

## Canford Street, Poundbury, Dorchester, DT1

Approximate Area = 1166 sq ft / 108.3 sq m

For identification only - Not to scale

### Agents Notes:

There is an annual Poundbury Manco charge of £155.00 (2023 charge)



### Services:

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

The combination boiler was installed in March 2022. The property has separate thermostats for the ground floor and first floor allowing mixed heating options.

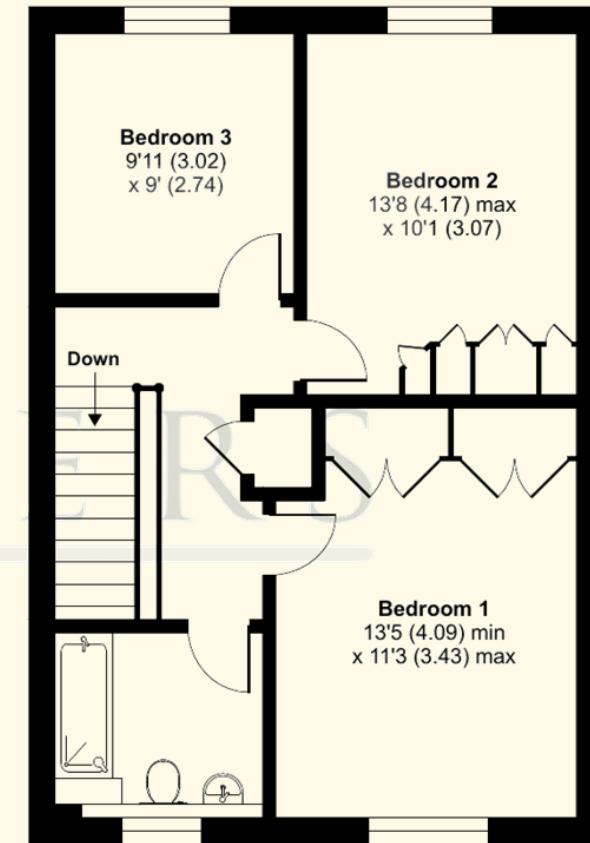
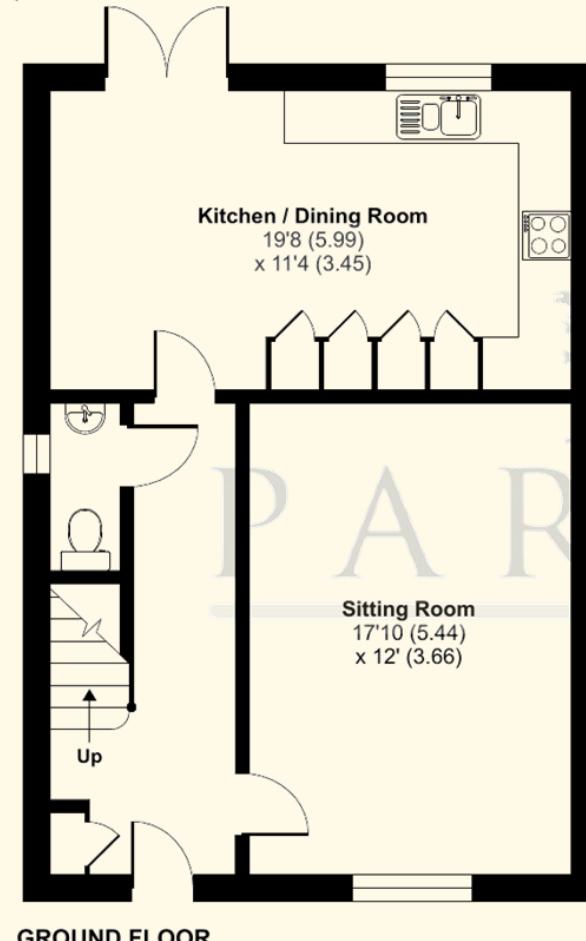
A full electrical test was undertaken in March 2022

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

01305 211970

We are advised that the council tax band is D



 Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2023.  
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