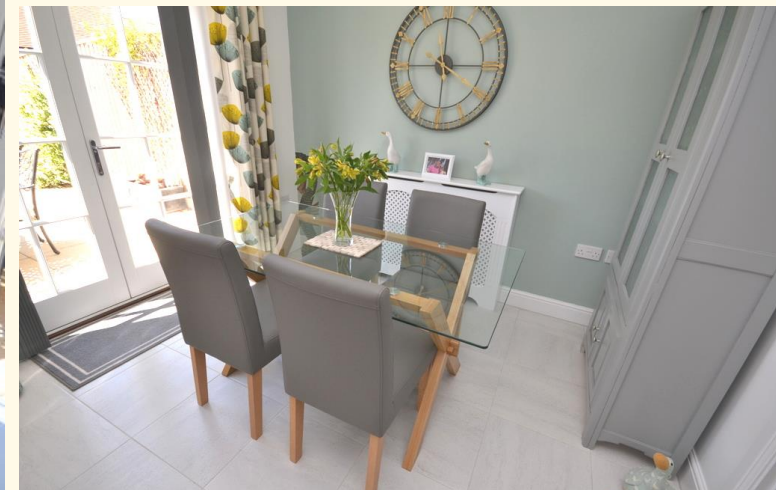




East Down Lane
Poundbury



This delightful three bedroom, end of terrace family home is favourably situated close to the 'Great Field' within the sought after development of Poundbury. This character property boasts light and spacious accommodation that is presented to a high standard throughout, arranged over two storeys - a real treat for Poundbury. In addition to its favourable size and location, the property benefits from a garage, additional off road parking and a beautifully landscaped garden to the rear that enjoys a southerly facing aspect. EPC rating B.

This property is superbly located within Poundbury. 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. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park.



- Entrance is gained via a generous hallway that houses stairs that rise to the first floor and provides access to both principal rooms. The sitting room receives natural light gained via a front aspect window with shutters. The room features a wall mounted electric fire and offers both telephone and television points.

- The kitchen/diner is a true feature of the property, enjoying a social 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 surfaces above. There are a wealth of integral appliances including a washing machine, dishwasher, fridge/freezer, a double electric eye level oven and a gas hob with extractor hood over. The dining area offers a set of french doors that provide access to the garden.

- The lovely style and presentation continues to the first floor where a generous landing provides access to the property's three bedrooms, all served by the family bathroom, tastefully fitted with a suite comprising a low level wc, a wash hand basin and a double shower cubicle.

- Externally the property boasts an attractive landscaped garden that is laid predominately to shingle with a number of beautifully designed features and an area of patio abutting the property ideal for alfresco dining. There is a single garage with up and over door, power and light.

Room Dimensions:

Sitting Room	4.83m x 3.05m (15'10" x 10'0")
Kitchen/Diner	5.54m x 2.92m (18'02" x 9'07")
Bedroom One	3.91m max x 3.71m (12'10" max x 12'02")
Bedroom Two	3.91m x 3.30m (12'10" x 10'10")
Bedroom Three	2.18m x 2.13m (7'02" x 7'0")

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:

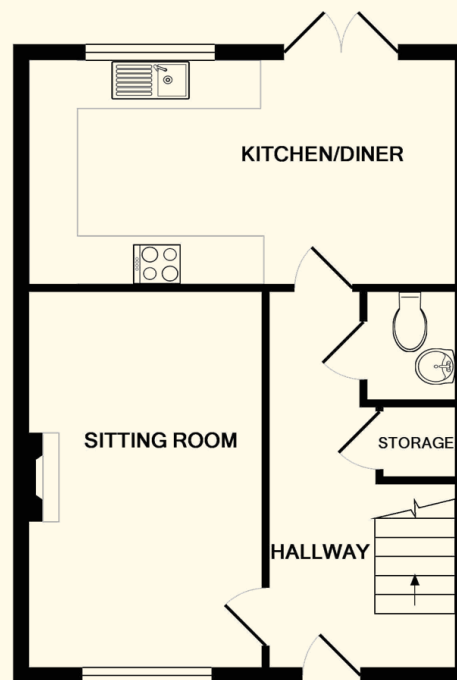
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970

We are advised that the council tax band is D.

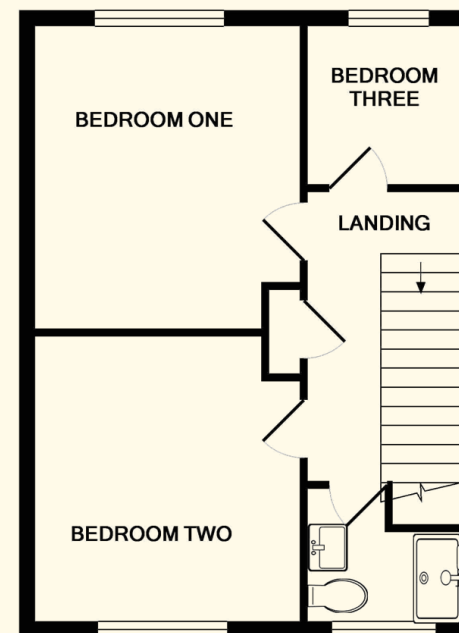
Viewings:

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

EAST DOWN LANE
TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

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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