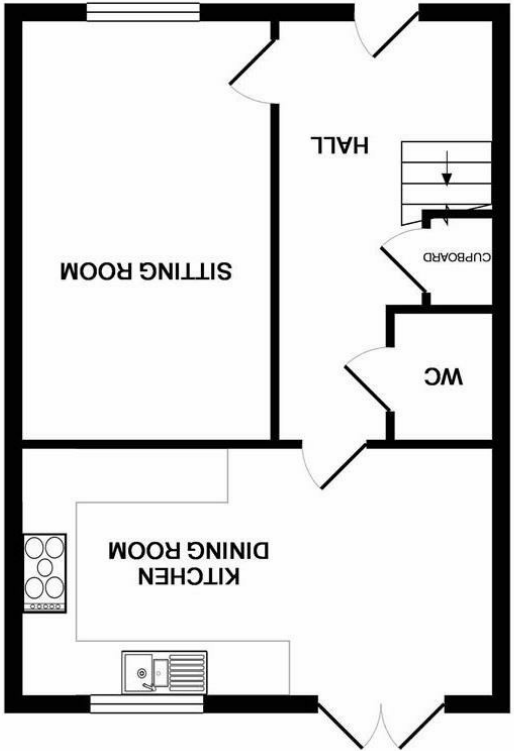


1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



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enquiries@parkersproperty.com 01305 340860

01305 340860  
Independent Property Consultants and Valuers



Reeve Street, Poundbury

Asking price £354,950

A well presented three bedroom, two-storey property located in Poundbury and built by well regarded local developer CG Fry. This home provides light and airy accommodation that is presented to a high standard throughout and benefits from a lovely enclosed garden to the rear, a single garage and additional off road parking. EPC rating C.





Situation

Poundbury is the urban extension to the county town of Dorchester, Dorset and is HRH Prince Charles's vision of new 21st century communities. Designed around residents rather than cars, it is intended to be a sustainable community where it is possible to meet a higher proportion of daily needs on foot. The success, influence and regard for the development is widespread, industry professionals and architectural enthusiasts alike are regular visitors. The founding principles of Poundbury now form part of the British Governments Planning Guidance Note PPG3. Within this developing community there are a plethora of amenities such as Waitrose, the Poet Laureate public house, restaurants, hairdressers, delicatessen and butchers, medical centre, dentist, garden centre and a range of unique and popular retail outlets. The Poundbury community actively engages in a host of well attended events including the annual food festival.

Accommodation

Hallway

The entrance hallway is an impressive introduction to the property. Enjoying generous dimensions and offering Kardean flooring, the hallway houses stairs that lead to the first floor and offers a useful understairs cupboard below.

Cloakroom

The property benefits from the addition of a downstairs cloakroom that is fitted with a low level wc and a wash hand basin.

Kitchen Dining Room 17'09 x 9'07

The kitchen/diner is a wonderful feature of the property, offering a comprehensive range of fitted units with work surfaces over and a one and a half bowl stainless steel sink unit with mixer tap and drainer. There are a wealth of integral appliances comprising an eye level double oven, a five ring gas hob with extractor hood over, a dishwasher, washing machine and fridge freezer. The room enjoys generous dimensions, providing ample room for a dining table and chairs. The flooring is tiled, the walls are part tiled and the room offers a set of french doors that lead to the garden.

Sitting Room 9'08 x 16'00

The sitting room enjoys plentiful natural light gained via a front aspect.

First Floor

Landing

Stairs from the hallway lead to a landing that houses an airing cupboard with shelving and provides doors to:

Bedrooms

There are three bedrooms situated on the first floor. All rooms enjoy either a front or rear aspect and offer a wall mounted radiator.

Bedroom One 12'11 x 10'06

Bedroom Two 12'10 x 9'05

Bedroom Three 7'00 x 6'09

Bathroom

The bathroom is tastefully fitted with a suite comprising a low level wc, a pedestal wash hand basin and a p-shaped bath with central controls and a shower attachment over.

Rear Garden

There is a lovely enclosed garden to the rear of the property. The garden offers an area of patio nearest the property with steps that lead to a further patio area at the rear of the garden. The remainder is laid to lawn with gated rear access leading to a single garage and an additional off road parking space.

Garage

There is a single garage which can be accessed from the garden with light, power and up & over door.

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 D.

Agent Notes

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

Viewings

Strictly by appointment with the sole agent:

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.