



Symonds
& Sampson

10 Middlemarsh Street
Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3GD

An attractive, three-bedroom detached stone-built house, with enclosed garden, gated driveway and garage, situated in the original phase of Poundbury.



- An attractive two storey detached house
 - Two reception rooms
- Three double bedrooms, principal with dressing room
 - Kitchen & utility room
 - Charming enclosed rear garden
- Detached garage & gated parking
 - No forward chain

Guide Price **£525,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Built in 1993 this inviting home offers a traditional layout with accommodation over two floors.

ACCOMMODATION

On the ground floor, the welcoming entrance hall leads into a dining room with double doors leading into the sitting room. The spacious triple-aspect sitting room with a fitted "living flame" gas fire. French doors open into the enclosed rear garden. The fitted kitchen with a range of wall and floor-mounted units with worktop surfaces over. Integrated appliances include an eye-level electric oven and grill along with an electric hob. Space for a dishwasher, fridge, and freezer. Leading from the kitchen is a useful utility room with a cloakroom and access to the enclosed rear garden.

On the first floor there are three double bedrooms, the principal with a dressing room with fitted wardrobes and one with an en-suite shower room. There is an additional shower room along with access to part-boarded loft space.

OUTSIDE

To the front of the property is a small area enclosed by railings and planted with shrubs. To the right of the house the garden is walled with shrub and flower borders, and beyond the double gates lead to a drive and a detached single garage. Immediately behind the house there is a westerly facing terrace with a range of well stocked shrub borders as well as a small amount of lawn.

A personnel door leads into the detached garage with power and lighting.

DIRECTIONS

What3words:///pinches.trasmits.overhead

SITUATION

The property is on Middlemarch Street a short walk to Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole and Weymouth. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

SERVICES

Mains drainage, electricity, gas and water. Gas fired central heating system.

Broadband- Ofcom report that ultrafast broadband may be available with 1800Mbps download speeds.
Mobile phone coverage- Network coverage is likely both indoors and outdoors
(Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel: 01305 251000

MATERIAL INFORMATION

EPC D

Council Tax Band E

Manco Charge

We are advised that there is a sum of circa £250.00 per annum payable to the Poundbury Estate.



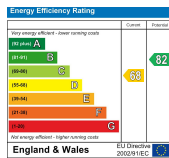
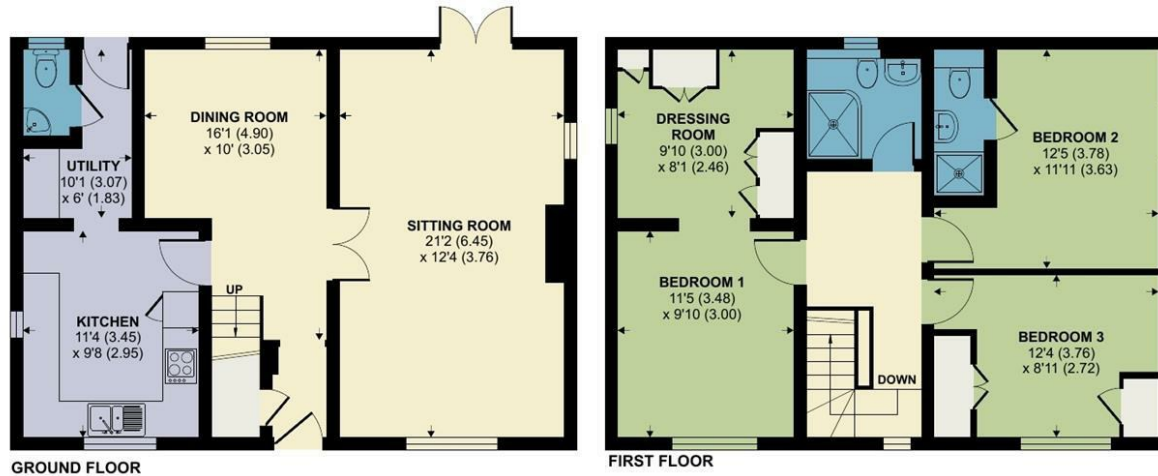
Middlemarsh Street, Poundbury

Approximate Area = 1260 sq ft / 117 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1431 sq ft / 132.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1051665



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