



8 Coade Square, Poundbury, Dorchester, Dorset

An attractive end of terrace home with views over Coade Square, situated in Poundbury's north-eastern quadrant.

Guide Price
£495,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

8 Coade Square, Poundbury, Dorchester, Dorset, DT1 3FY

- An attractive two storey end terrace house
 - Views over Coade Square
 - Three double bedrooms
- Stylish kitchen/dining room
 - Two bathrooms
 - Garage and parking
 - Enclosed rear garden
- Council tax band D EPC B
 - No forward chain

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

A three-bedroom stylish end terrace house with views over Coade Square conveniently situated close to Queen Mother Square and a range of local amenities. Built by well-reputed local builders CG Fry & Son with brick-faced elevations under a slate roof, the accommodation is arranged over two floors and finished to a very high standard.

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom leads into a sitting room with a front aspect window with views over Coade Square. The impressive open plan kitchen/dining room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising of fridge freezer, dishwasher and washing machine, together with built in double electric oven, 5 ring gas hob and extractor hood. Door leading to an enclosed rear garden.

On the first floor is a storage and airing cupboard with a

hatch to a loft space. There are three bedrooms, the principal with an en-suite shower room and a contemporary fitted bathroom suite with an enclosed bath with a separate shower over with a glazed shower screen.

The property includes the remainder of the NHBC 10-year warranty.

Outside

Externally to the front there is a small open garden area with shrubs. To the rear there is an enclosed garden laid to lawn with a paved pathway leading to a garage with a personnel door. Pedestrian rear access via a timber gate leading to a allocated parking space. The property has external lighting and tap.

Situation

Poundbury's guiding principles reflect King Charles's belief that new urban building should be on a human scale, fostering a sense of community and pride in the immediate environment.

The architecture at Poundbury is unashamedly traditional, using material such as stone, slate brick and render. Great emphasis is placed on the quality of design and materials, detail and landscaping. Poundbury is already a vibrant and established community, offering the sort of convenience which makes for a relaxed lifestyle, for everyone. Facilities range from doctors and dentists to cafés and wine merchants. Need a cycle shop? A florist? A butcher? All these and much more are just a short stroll away, tucked in to Poundbury's attractive streets and quiet corners.

Just down the road, Dorchester itself is an increasingly appealing county town, attracting a variety of new restaurants and up-market retailers.

Dorchester's two rail stations offer ready links to Southampton, Bristol and London.

Services

Manco Charge: We are advised that there is a sum of circa £180.00 per annum payable to the Poundbury Estate.

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

Local Authority:
Dorset Council Tel: 01305 251010

Directions
From our office in Poundbury, proceed down Peverell Avenue East and take the first left hand turning in to Hamslade Street. Follow the road around to the top turning right on to Crown Street West. Take the second left turning into Coade Street, then Coade Square is located on the left hand side.



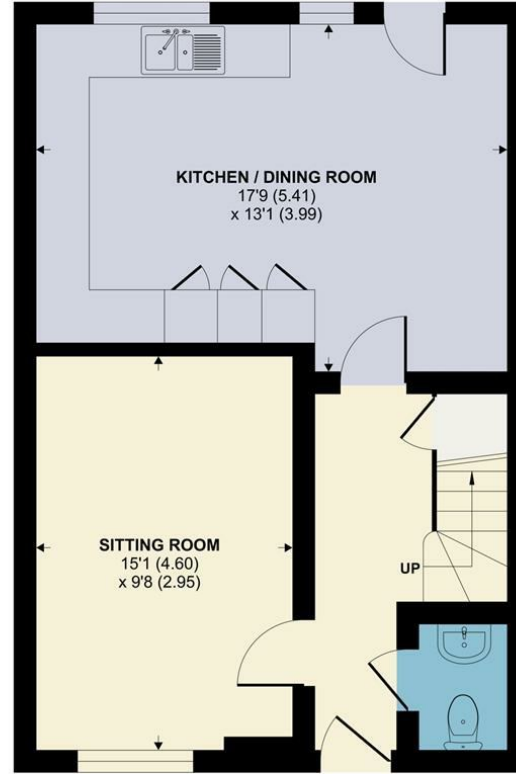
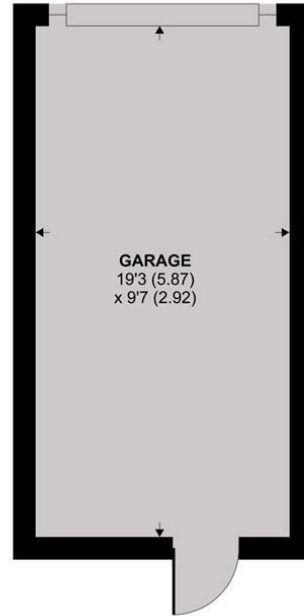
Energy Efficiency Rating	
Current	Potential
84	95
<small>100 (most efficient - lowest running costs)</small> <small>92-94 (A)</small> <small>81-91 (B)</small> <small>69-80 (C)</small> <small>55-68 (D)</small> <small>39-54 (E)</small> <small>21-38 (F)</small> <small>1-20 (G)</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small>	

Poundbury 05/02/2024 PGS rev

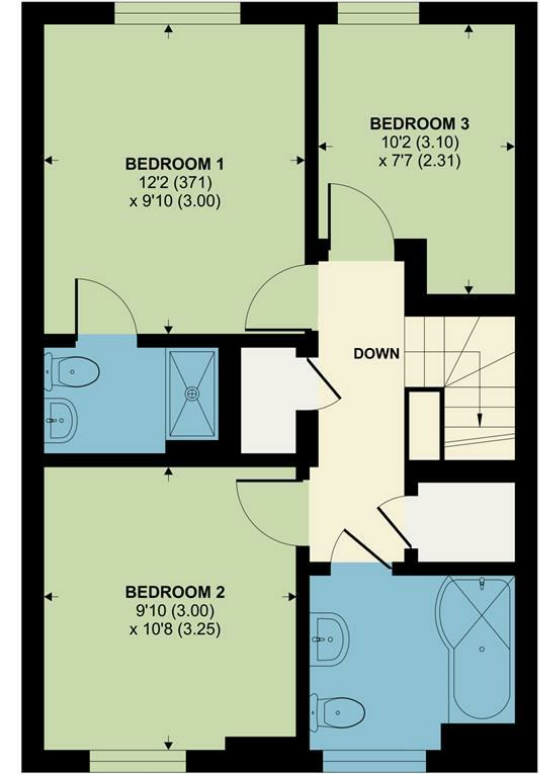
Coade Square, Poundbury, Dorchester

Approximate Area = 1164 sq ft / 108.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 1003152



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