



1 Ladock Court, Poundbury, Dorchester, Dorset

This delightful two-storey home with an enclosed garden and parking is conveniently situated within a short walk from the Buttermarket.

Guide Price
£335,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1 Ladock Court Poundbury, Dorchester, Dorset, DT1 3AX

- Semi detached mews style house
 - Two bedrooms
 - Fitted kitchen
 - Reception room
- South facing garden
- Secure off road parking
- Situated in a quiet location
- Close to Buttermarket and bus stops

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A two-storey mews style house with an enclosed garden and secure parking is conveniently situated within a short walk from the Buttermarket.

The ground floor comprises; entrance hallway with a useful cloakroom and staircase leading to the first floor. The fitted kitchen/breakfast room has a range of wall and floor units complimented worktops, along with space for a breakfast table. Integrated appliances include; electric double oven, 4 ring gas hob with cooker hood over, a washing machine and fridge/freezer. Access from the kitchen into the enclosed garden. The delightful dual aspect sitting room with a feature open fireplace, there is also a gas point to connect a gas fire if required. An understairs closet houses the electric meter and high speed fibre connection for the internet.

On the first floor there are two dual aspect double bedrooms provide plentiful natural light, together with a family bathroom with shower over the bath. On the

first-floor landing there is a storage cupboard and access to a loft area.

Externally, to the side of the property there are double gates opening onto an off-road parking area. To the rear of the property is a favoured southerly-facing enclosed laid to patio and lawn garden with shrub borders.

Situation

The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, a Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is less than a mile from the property

and offers a comprehensive range of shopping, the Dorset County Hospital and recreational facilities including a leisure centre, library and two cinemas. The property is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and 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- Ultrafast broadband is available
 Mobile phone coverage- Network coverage is good both indoors and out
 (Information from <https://www.ofcom.org.uk>)

Manco Charge: We are advised that there is a sum of circa £170.00 per annum payable to the Poundbury Estate.

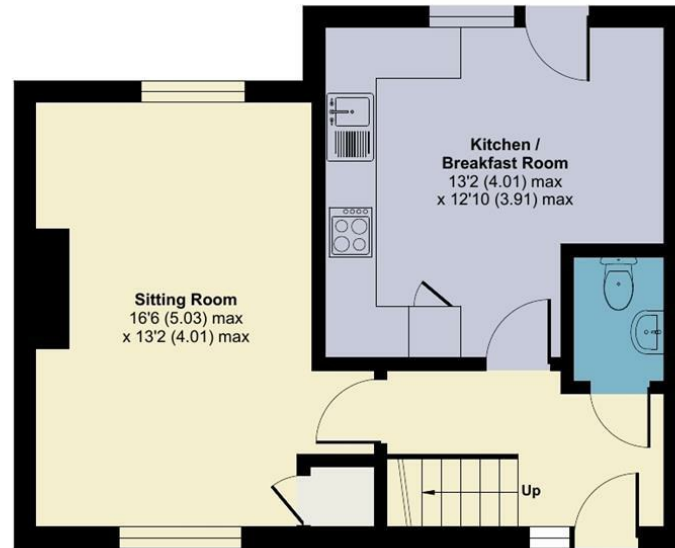
Local Authority:
 Dorset Council Tel: 01305 251010
 Council tax band: C
 EPC: C

Directions
 From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the second exit in Middle Farm Way. Continue along Middle Farm Way and take the second left turn into Wadebridge Street then into Wadebridge Square, then the turning for Ladock Court is the first on the left with the property found a short way up.

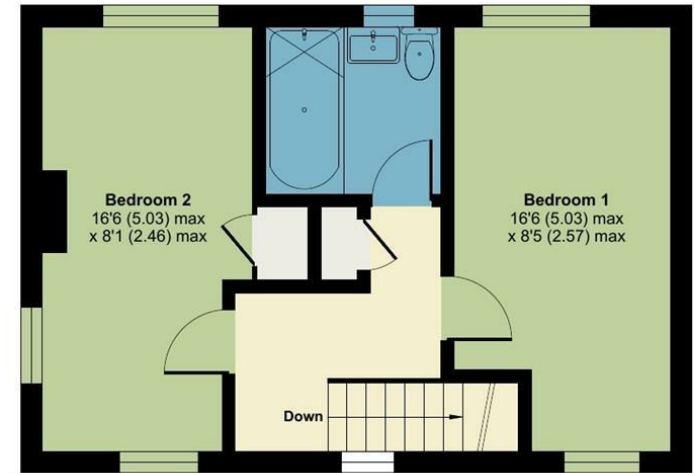


Poundbury, Dorchester

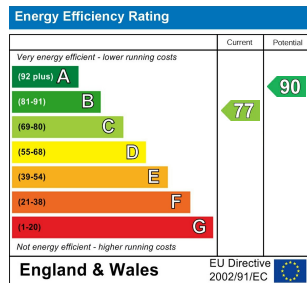
Approximate Area = 844 sq ft / 78.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1107453



Poundbury/PGS/09.04.24

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