



Plot 554a Throckmorton Lane, Poundbury, Dorchester, Dorset

A two bedroom detached house, now ready for occupation, with sitting/dining room, kitchen, bathroom, West facing walled garden, single garage and parking space.

Guide Price
£399,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**554a Throckmorton Lane
Poundbury
Dorchester
Dorset, DT1 3HF**

- 2 storey detached house
 - 2 bedrooms
- West facing walled garden
- Garage and parking space
 - Ready for occupation
- EPC Predicted Energy Performance Rating B
 - Council Tax Banding – Banding TBC
- Please call Symonds & Sampson Poundbury office on 01305 251154

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

Plot 554a is now ready for occupation. Constructed with brick under a slate roof with accommodation arranged over two floors comprising of two bedrooms, bathroom, a single garage and parking space.

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom leading to an open plan sitting/dining room with under stair storage cupboard. A separate kitchen fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances and, glazed door to the garden. On the first floor are two bedrooms together with a fitted bathroom suite, airing cupboard, storage cupboard and hatch to a loft space.

An enclosed west facing walled garden and access to a single garage to the rear with parking space.

The property will include a NHBC 10-year warranty and

benefits from a gas fired central heating system.

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

Situation

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside. Amenities include a Waitrose, plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, garden centre, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops and the Damers First

NORTHERN QUADRANT, POUNDBURY

SECTOR 3.77



School.

The property for sale is well situated to Queen Mother Square with cafes and opticians close by. Dorchester is just 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property 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 gas, electric, water and drainage. Gas fired central heating system.

Local Authority

Dorset Council - Tel: 01305 251010

Council tax band – new build to be assessed

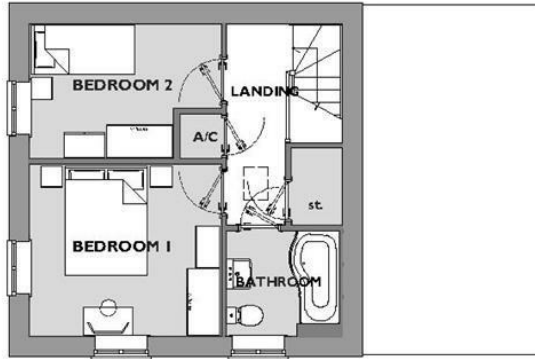
Predicted EPC band - B

Manco

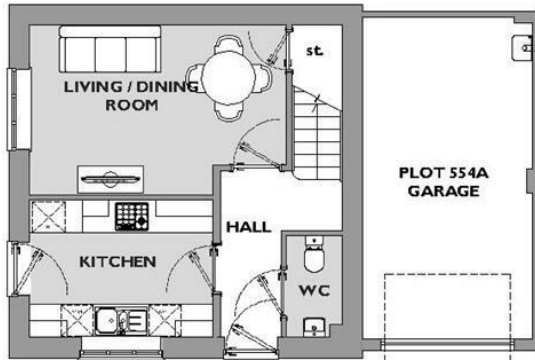
We are advised that there is a sum of circa £180.00 pa payable to the Poundbury Estate.

Tenure

Freehold



FIRST FLOOR



GROUND FLOOR

PLOT 554A

TWO BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.49 x 3.13m (11'6 x 10'3ft max)

Bedroom 2
3.49 x 2.46m (11'6 x 8'1ft max)
(Dimension including door recess)

GROUND FLOOR

Living Room / Dining Room
4.69 x 3.10m (15'5 x 10'2ft max.)

Kitchen / Dining Room
3.34 x 2.50m (10'11 x 8'2ft max.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Poundbury/PGS/18.07.2024rev

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Symonds & Sampson
ESTABLISHED 1858

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