



34, Reeve Street, Poundbury, Dorchester, Dorset

A two bedroom, brick built maisonette entered by Reeve Street with terrace views over Hamslade Green

Guide Price
£345,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**34, Reeve Street,
Poundbury, Dorchester,
Dorset, DT1 3DB**

- Modern maisonette with own entrance
- Terrace with views over Hamslade Green
 - Kitchen/breakfast room
 - Sitting/dining room
 - Two double bedrooms
 - Two bathrooms & cloakroom
 - Garage
- Lease of 999 years from 31st May 2017 with a remaining 992 years
- Service Charge Estimate: £641.00 pa

Viewing strictly by appointment
Symonds & Sampson
01305 251154





A two bedroom, brick built maisonette entered by Reeve Street with terrace views over Hamslade Green

The Property

Built by well reputed local builders CG Fry and Son in 2017 with attractive brick faced elevations under a tiled roof the property is accessed from the rear of the building with its own access.

The maisonette offers accommodation over three floors; an entrance hall leads to a useful cloakroom and store cupboard with staircase rising to the first-floor landing. Located on this floor is a dual aspect, bright and airy sitting/dining room with double doors from the dining room to a Juliet balcony, overlooking Reeve Street and, to the sitting room area with access to a balcony terrace that runs across the width of the property overlooking the charming Hamslade Green. The kitchen/breakfast room is fitted with Karndean flooring an attractive range of wall and floor cupboards with double electric oven, gas hob with extractor hood above, integrated dishwasher, fridge/freezer, and washer/dryer. Double glazed doors lead out to the balcony terrace.

On the second floor there are two double bedrooms with the principal bedroom enjoying an en-suite shower room. There is a second double bedroom together with a well-appointed family bathroom and airing

cupboard.

The property includes the remaining NHBC warranty and benefits from a useful garage, located on the side of the building.

Situation

The maisonette over looks Hamslade Green, located to the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library.

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 has 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.

Local Authority

Dorset Council - Tel: 01305 251010
Council tax band: D

Services

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

EPC: B

Broadband - Ultrafast speed available

Mobile - It is reported you are likely to have network coverage for both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

Lease details

Leasehold – 999 years from 31/03/2017

Service Charge Estimate - £641 payable to Symonds & Sampson

Property Management Services.

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We are advised that there is an approximate sum of £155.00 pa payable to the Poundbury Estate.

Tenure
Leasehold

Poundbury, Dorchester

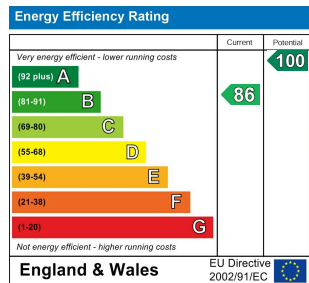
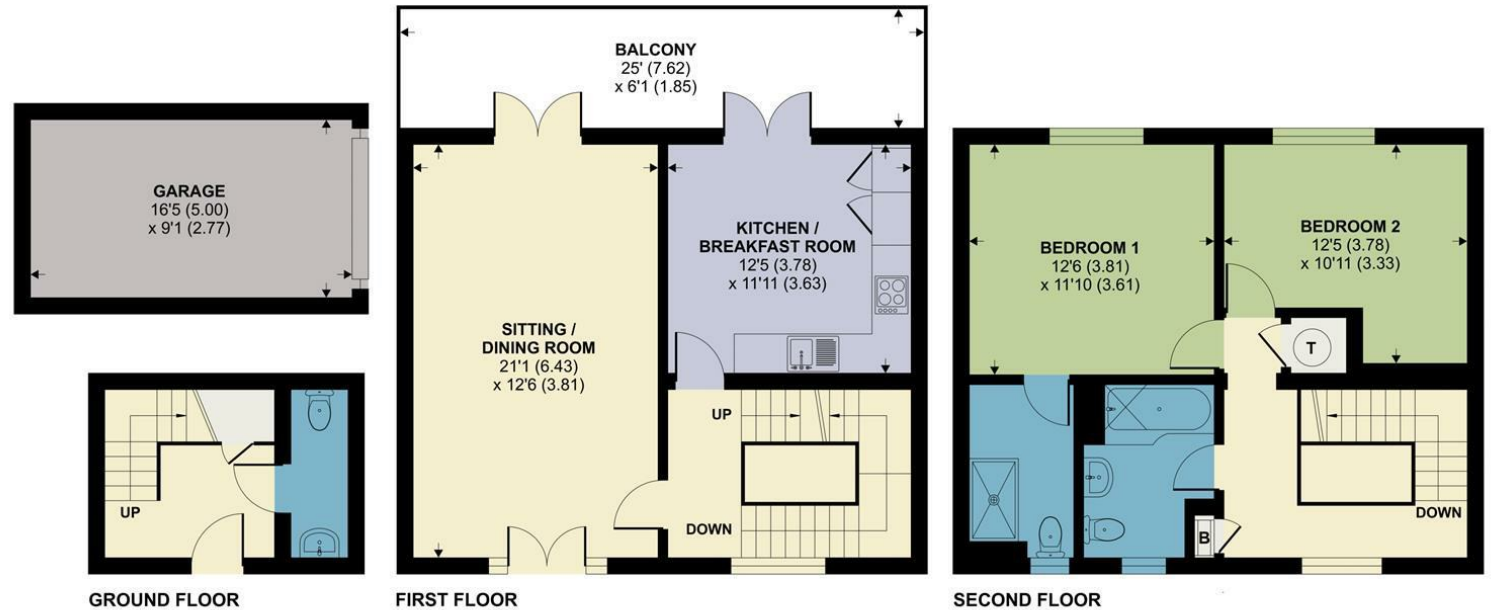
Approximate Area = 1325 sq ft / 123.1 sq m (includes garage)

For identification only - Not to scale



Directions

From our office, proceed down Peverell Avenue East and take a right hand turn after Queen Mother Square into Marsden Street. At the end of the road, turn left and then immediately right into Reeve Street. The apartment is located to the rear of the building looking over Hamslade Square.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 944151



Poundbury/PGS/31.05.24

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