



## Plot 580 Throckmorton Court, Poundbury, Dorchester, Dorset

This stylish one-bedroom semi-detached coach house with 2 allocated parking spaces is currently under construction, with an anticipated completion date of October 2024.



- Brand new semi-detached coach house
- Open plan kitchen/dining/sitting room
- Anticipated completion October 2024
- Double bedroom
- Two allocated parking spaces
- The property will include a NHBC 10-year warranty and benefits

Guide Price **£235,000**

Share of Freehold

## THE PROPERTY

A newly constructed property built of brick under a slate roof, is ideally situated close to The Great Field and Queen Mother Square within the highly sought after development of Poundbury. The property benefits from two allocated parking spaces.

## ACCOMMODATION

With shared accessed from the ground floor, an entrance hall leads to the staircase and rises to a first floor landing. The property comprises a hallway with a useful airing cupboard an open plan kitchen/dining/sitting room. The kitchen will be fitted with a range of wall and floor mounted units with work surfaces over and integrated appliances. There is a double bedroom together with a bathroom with bath and shower over.

Please note - The adjoining semi-detached property (Plot 581) is also available for purchase.

## 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 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.

## DIRECTIONS

what3words ///////////////utensil.donation.device

## SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.  
Broadband - To be confirmed when built  
Mobile - To be confirmed when built

## LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Council tax band - new build to be assessed  
Predicted EPC band - C

## MATERIAL INFORMATION

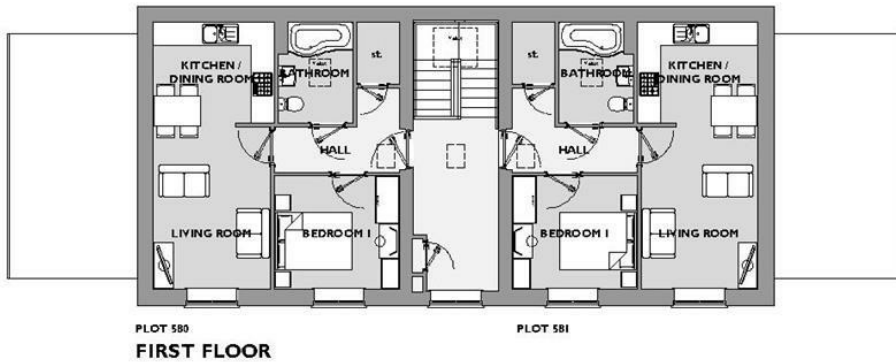
The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

Manco

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

Tenure

Share of Freehold



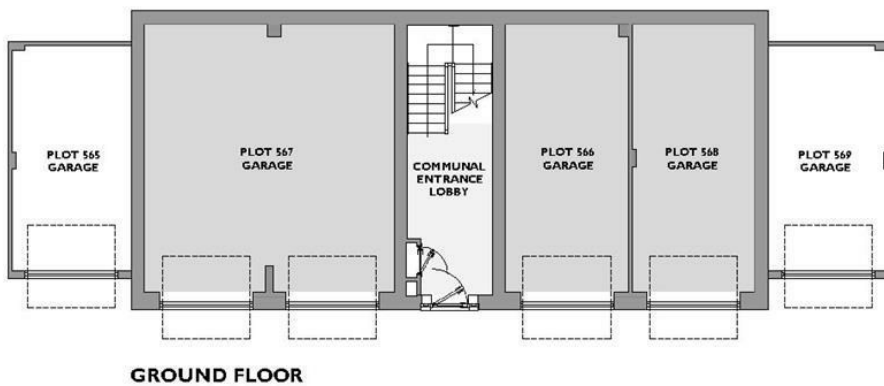
## PLOT 580 & 581

ONE BEDROOM HOME

### FIRST FLOOR

Living Room / Kitchen Dining Room  
3.11 x 6.95m (10'1" x 22'10" max)

Bedroom 1  
3.26 x 2.95m (10'8" x 9'8" 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/30.07.24



01305 251154

poundbury@symondsandsampson.co.uk  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.