



6 Inglescombe Street, Poundbury, Dorchester, Dorset

Charming mid terrace cottage style property arranged over two floors with a garage, carport and sauna.

Guide Price
£535,000
Freehold

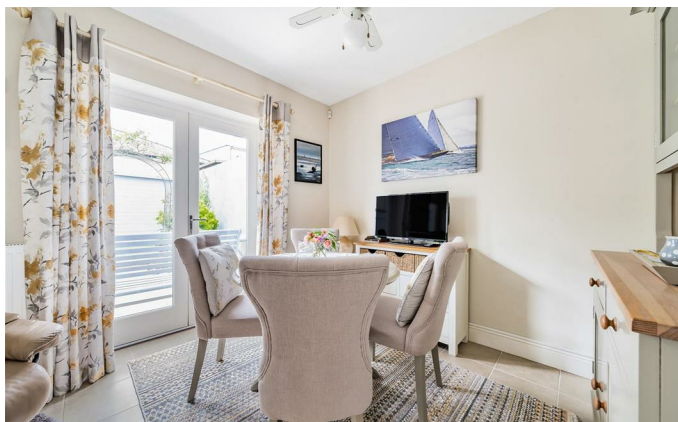
**Symonds
& Sampson**

ESTABLISHED 1858

6 Inglescombe Street Poundbury, Dorchester Dorset, DT1 3BD

- Two storey bay fronted home
 - Sitting room
- Kitchen/dining room
- Three bedrooms
- Two bathrooms
- Garage & Carport
 - Sauna
- Enclosed garden
- Beautifully presented

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

Completed in 2012 by renowned builders CG Fry & Son, this stylish two storey house offers elegant well-proportioned accommodation throughout with two bay windows to the front aspect.

The ground floor comprises; a welcoming entrance hallway, cloakroom, under stairs storage, sitting room with a bay fronted window and gas coal effect fire with stone surround. A delightful fitted kitchen/dining room with a range of units with work surfaces over. Integrated appliances include a washing machine, dishwasher, fridge, freezer, double electric oven, induction hob and cooker hood. There is a fully maintained Kinetica Water Softener system installed and ceramic tiled flooring. Double doors and a single door open to an enclosed rear garden.

On the first floor, there are two well-proportioned double bedrooms, both with built-in wardrobes, one with an en-suite shower room. There is also a further, third bedroom and a family bathroom, access to loft space and an airing cupboard.



Outside

Externally, at the front of the property, steps lead up to the front door.

To the rear of the property the attractive garden designed for ease of maintenance, enjoys a tiled patio area, a perfect opportunity to use for a little alfresco dining. There are a variety of tree and shrubs borders. An electric canopy along with an outside power point and tap. A purpose-built garden shed is included for garden furniture storage.

Timber door leading to a tiled roof Car Port and one to a garage with up and over doors, power, lighting. A sauna can also be enjoyed at the rear of the garage.

Situation

The property is situated in a convenient location close to the stylish Butter Market and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, Luxury Monart Spa, gallery, coffee houses, restaurant and garden centre. Across the Poundbury there are a variety of boutiques, a veterinary practice, dentist surgery and doctors surgery along with a

number of specialist outlets.

Dorchester town centre is situated approximately one and half miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It 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 also boasts mainline rail links to both 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 with connections to surrounding towns and villages.

Services

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

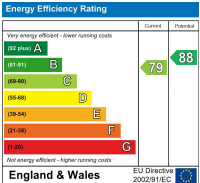
Broadband: Ultrafast is available in the area

Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority Dorset County Council
Tel: 01305 251010
Council Tax Band D
EPC Band C

Manco Charge
We are advised that there is a sum of £204 per annum payable to the Poundbury Estate.

Directions
From our Poundbury office turn left into Peverell Avenue East and follow the road down until you reach the first roundabout on Bridport Road. Take the 3rd exit off the roundabout and continue up Bridport Road, pass the Buttercross and take the left hand turn into Inglescombe Street. The property is then located on the right hand side.
What3words [///servers.hamster.nicer](https://www.what3words.com/@@@servers.hamster.nicer)



Poundbury/PGS/19.06.2024

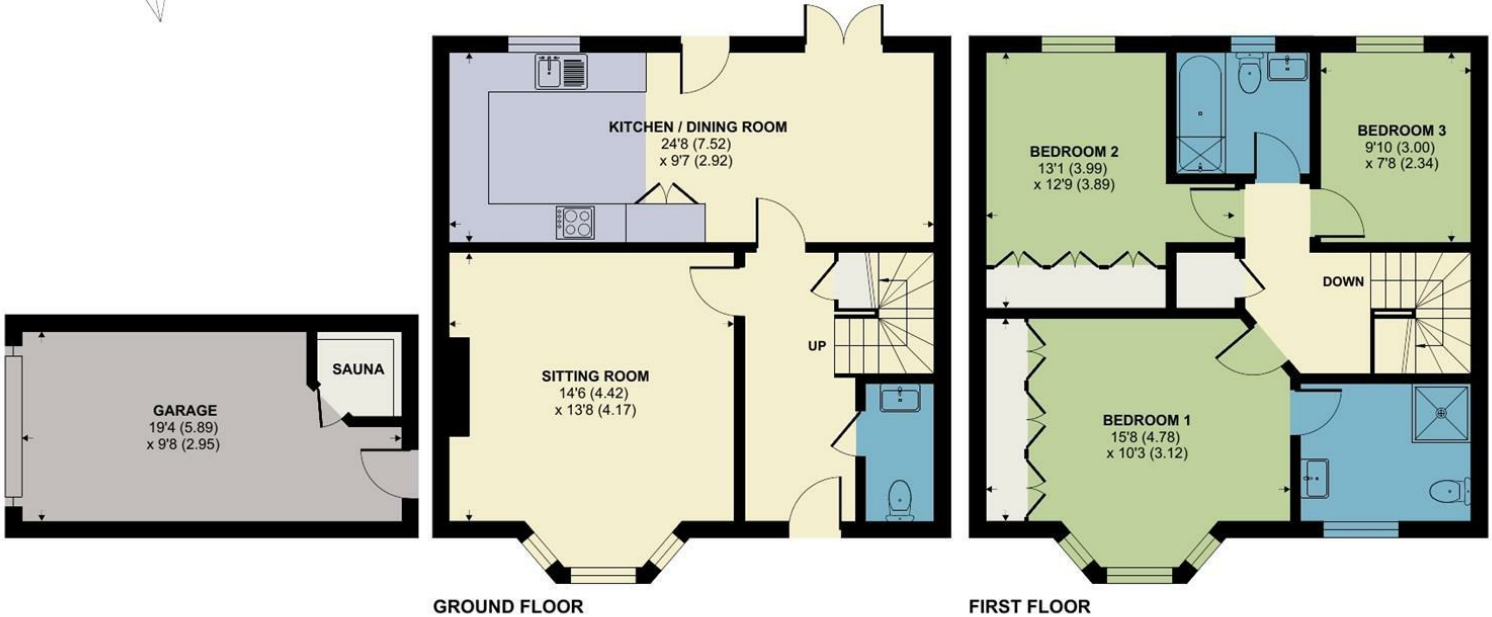
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Inglescombe Street, Poundbury, Dorchester

Approximate Area = 1206 sq ft / 112 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1393 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1145013.



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