



Plot 581, Throckmorton Court, Poundbury, Dorchester, Dorset

This stylish one-bedroom semi-detached coach house with 2 allocated parking spaces.



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

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.

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

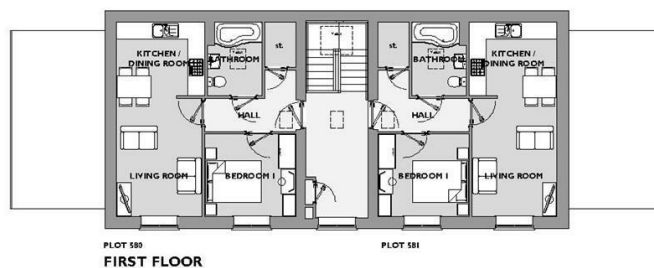
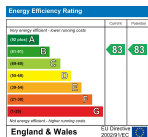
The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

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

Tenure

Share of Freehold



PLOT 580
FIRST FLOOR

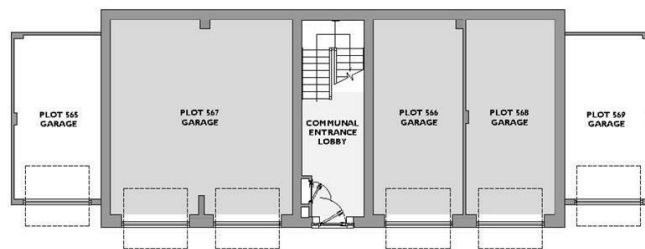
PLOT 581

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)



GROUND FLOOR

Poundbury/PGS/27/11/24



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