



Symonds  
& Sampson

11 Coade Street  
Poundbury, Dorset



# 11 Coade Street

Poundbury  
Dorset DT1 3FP

A stylish two bedroom modern home with an attractive enclosed garden built in 2020, situated close to Queen Mother Square and the Great Field.



- Kitchen/breakfast room
- Two double bedroom
- Family bathroom
- Attractive enclosed rear garden
- Allocated parking space
- Close to Queen Mother Square
- Currently Leasehold, transferred to Freehold on completion

Guide Price £360,000

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)





### THE PROPERTY

A two-bedroom stylish end of terrace house situated close to Queen Mother Square and a range of local amenities. Built by well-reputed local builders CG Fry & Son with brick-faced and rendered elevations under a slate roof, the accommodation is arranged over two floors.

### ACCOMMODATION

On the ground floor, an entrance hall leads into a sitting room with a front aspect window, and a useful understairs storage cupboard. The kitchen/breakfast room is fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a fitted electric oven, induction hob and extractor fan over. Space for fridge/freezer and washing machine. The cloakroom has been turned into an office, whilst the plumbing still remains for a downstairs WC. A door from the kitchen leads to an enclosed rear garden.

On the first floor an airing cupboard with a hatch to a loft space. There are two double bedrooms, the principal with fitted storage cupboard. There is also a contemporary fitted bathroom suite.

### OUTSIDE

To the rear of the property is a low maintenance attractive enclosed garden, with flower and shrub borders, a paved pathway leading to a pedestrian rear access via a timber gate leading to an allocated parking space.

### SITUATION

The property is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

### DIRECTIONS

What3words:///triangles.whites.happier

### SERVICES

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

Local Authority  
Dorset Council Tel: 01305 251010  
Council Tax Band: C

Broadband- Ultrafast broadband is available with 1800Mbps upload speed  
Mobile phone coverage- Network coverage is limited indoors and likely outdoors  
(Information from <https://www.ofcom.org.uk>)

### MATERIAL INFORMATION

The property includes the remainder of the NHBC 10-year warranty.

Manco 2  
We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.

Tenure  
Leasehold  
Annual service charge £329.28 payable to Aster Housing Association. This charge will be void on completion as the property will be a freehold title.

Please note that the property is currently owned on a leasehold basis, with our clients possessing 40% share of the freehold, while the remaining 60% is owned by Aster Housing Association. On completion of the sale, the full freehold interest will be transferred to the buyer.



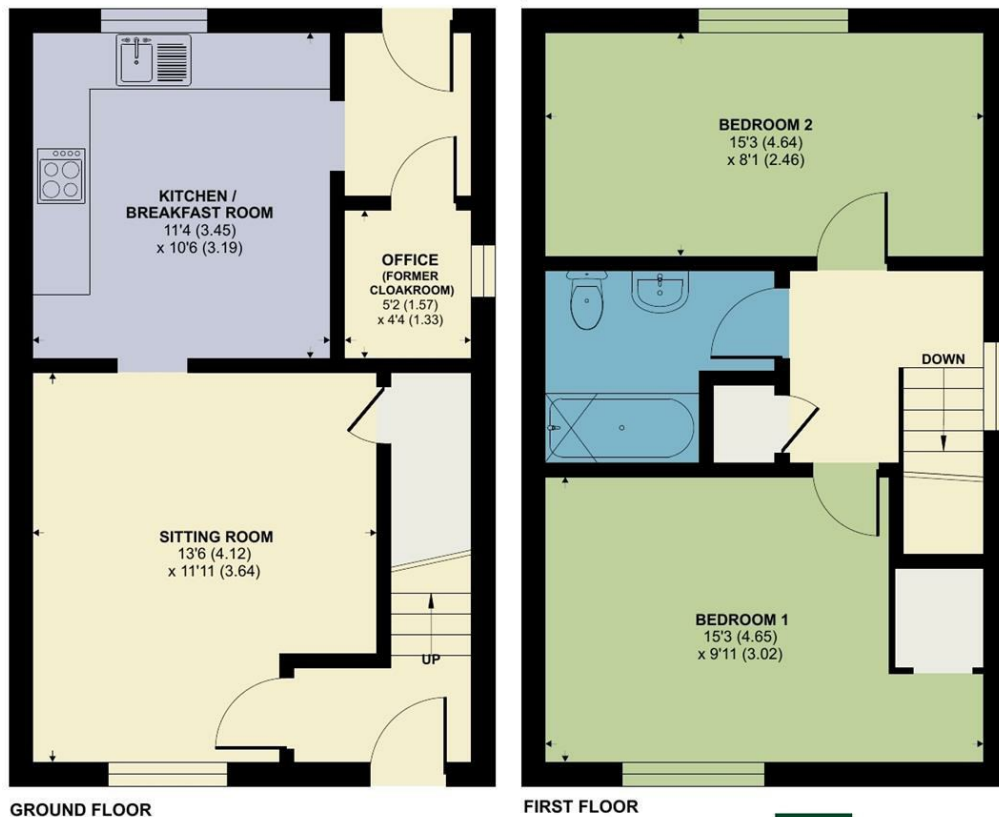




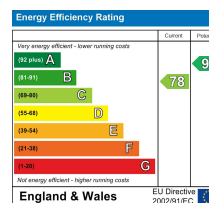
## Coade Street, Poundbury, Dorchester

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1254970



Dorchester/PGS/22.04.2025 rev



01305 251154

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



**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**

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 or 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.