

A three-story red brick building with a dark grey roof and four chimneys. The ground floor features a covered porch with white columns and a central arched entrance. The second floor has a balcony with a white metal railing. The building is set against a clear blue sky.

Symonds
& Sampson

14 Buttermarket

Poundbury, Dorchester, Dorset

14 Buttermarket

Poundbury
Dorchester
Dorset DT1 3AZ

A three bedroom townhouse with its own entrance, ground floor terrace, first floor balcony and allocated parking, overlooking Buttermarket Square.



- Townhouse with accommodation over three floors
 - Kitchen/dining room with access to a terrace
 - First floor sitting room with balcony
 - Three bedrooms
 - Views over Buttermarket
 - Allocated parking
- Leasehold with 989 years remaining
 - Service Charge £1,290.96 p/a

Guide Price £335,000

Leasehold

Poundbury Sales
01305 251154
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THE PROPERTY

The property is located at the end of the terrace of this attractive building with red brick elevations under a tiled roof. The private entrance is located to the rear of the building with a hallway and staircase leading to the first floor. It offers open plan living kitchen/dining room with access to a terrace, downstairs cloakroom, first floor sitting room with balcony, three bedrooms, family bathroom, and an allocated parking space.

ACCOMMODATION

The accommodation is arranged over three floors and comprises an entrance hall with a cloakroom, storage cupboard and door to an open-plan kitchen/dining room with French doors leading onto a ground floor terrace. The kitchen with wall and floor-mounted units and integrated appliances, including an electric oven, inset gas hob, extractor hood, fridge/freezer, dishwasher and a washing machine. From the entrance hall are stairs leading to the first floor.

To the first floor there is a sitting room with double doors opening onto a balcony with views over Buttermarket and a bedroom with a side aspect. On the second floor are two further double bedrooms and a family bathroom with shower over bath.

OUTSIDE

To the rear of the building is an allocated parking space.

SITUATION

The property is situated in a convenient location on the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets. The 'outstanding' Thomas Hardy School is a few minutes away.

DIRECTIONS

What3words/////lectured.trombone.wool

SERVICES

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

Broadband- Ultrafast broadband is available in the area with 1800 Mbps download speeds

Mobile phone coverage- Network coverage is limited

indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band D
EPC C

Leasehold
Lease Details

We have been informed by our seller that the property is on a 999 year lease with currently 989 years remaining.
Coco Property Management.
Annual service charge £1,290.96. Peppercorn ground rent.

Manco Charge 3:

We are advised that a sum of £220.00 per annum is payable to the Poundbury Estate Company.

PLEASE NOTE - The photographs used in this brochure were taken prior to the tenants moving in.





Buttermarket, Poundbury, Dorchester

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale

| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lowest running costs | Current |
| A | 79 |
| B | 75 |
| C | 70 |
| D | 65 |
| E | 60 |
| F | 55 |
| G | 50 |
| Very energy inefficient - highest running costs | EU Directive 2002/91/EC |
| England & Wales | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1266749



Poundbury/PGS/31.03.25



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