



Symonds
& Sampson

7 Liscombe Street
Poundbury, Dorset

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Liscombe Street
Poundbury
Dorset DT1 3DF

An attractive two bedroom house with an enclosed westerly facing garden and garage, conveniently situated close to Queen Mother Square and the Great Field.



- Kitchen/dining room with separate utility room
- Attractive arch shape windows and door with high ceilings
 - Two double bedrooms
 - Two bathrooms
- Enclosed low maintenance garden
 - Garage (leasehold)
 - No forward chain

Guide Price **£362,500**

Freehold

Poundbury Sales
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THE PROPERTY

A two storey, two-bedroom mid terrace house with a kitchen/dining room and utility room, situated close to Queen Mother Square and Crown Square. The property offers attractive arch shaped windows and doors, with high ceilings and has brick-faced elevations under a slate roof.

ACCOMMODATION

On the ground floor, the front leads into a spacious sitting room with a useful understairs storage cupboard. The kitchen/dining room is fitted with an attractive range of wall and floor cupboards with granite worksurfaces over. There is a fitted double electric oven, four ring gas hob, extractor fan over, fridge/freezer and washer/dryer. A door from the kitchen leads to a utility room and downstairs cloakroom along with double doors to the enclosed rear garden.

On the first floor there is an airing cupboard with a hatch to a loft space. There are two double bedrooms, the principal with an en-suite shower room and the 2nd bedroom with fitted wardrobes. There is also a contemporary fitted bathroom suite.

OUTSIDE

Externally to the front side of the property there is a small garden area with shrubs and wrought iron railings.

To the rear of the property is a low maintenance attractive enclosed, westerly facing garden, with shrub borders. A paved pathway leads to pedestrian rear access via a timber gate. From the garden is also a personnel door leading to a garage with and up and over door.

DIRECTIONS

What3words///ideals.bandwagon.tried

SITUATION

The property is located to the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library.

SERVICES

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

Local Authority
Dorset Council 01305 251010

Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed
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

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

Please Note
We have been informed by our client that the garage is leasehold with approximately 989 years remaining. The current charge is approximately £30.00pa for insurance purposes.



Energy Efficiency Rating	
Current	Potential
77	88

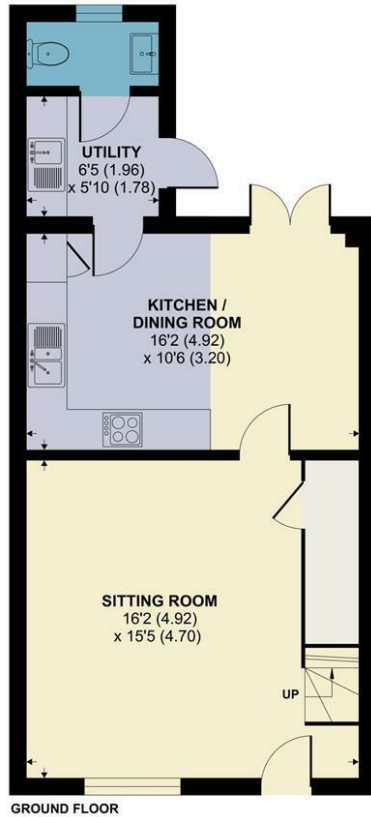
Liscombe Street, Poundbury, Dorchester

Approximate Area = 918 sq ft / 85.2 sq m

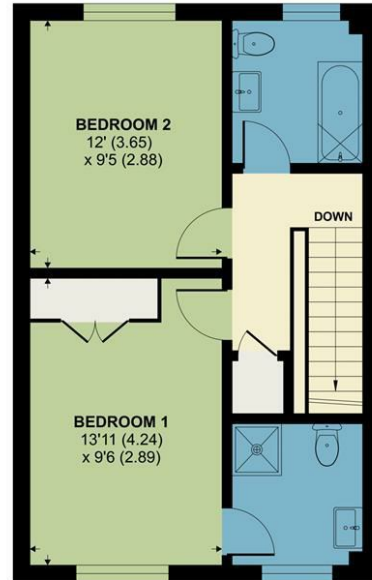
Garage = 196 sq ft / 18.2 sq m

Total = 1114 sq ft / 103.4 sq m

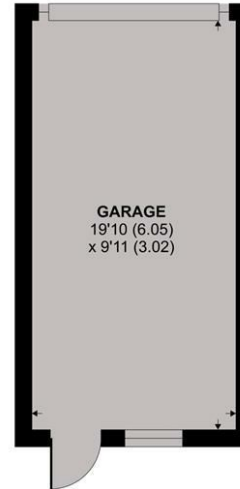
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE
19'10 (6.05)
x 9'11 (3.02)



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: 1305684



Poundbury/pgs/6.6.25



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