

Symonds
& Sampson



Plot 71, 3 Saltash Place

Poundbury, Dorchester, Dorset

Plot 71, 3 Saltash Place

Poundbury
Dorchester
Dorset DT1 3HU

A brand new three bedroom semi-detached home with kitchen/dining room, sitting room, family bathroom and en-suite, garage and parking space.



- £7,500 stamp duty contribution & fitted flooring included. Offer ends 10/10/25
 - 3 bed semi-detached home
 - Kitchen/dining room
 - Family bathroom & en-suite shower room
 - Enclosed garden
 - Garage and parking space
 - EPC Predicted Energy Performance Rating - B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price **£485,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



This Summer, choose quality, craftsmanship, and the CG Fry Difference – With exclusive offers

Plot 71, 3 Bedroom semi detached house with



THE PROPERTY

Plot 71 is constructed with brick construction under a tiled roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage and a parking space.

ACCOMMODATION

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into the front sitting room. The open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances, and double doors to the garden. On the first floor are three bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite, airing cupboard and hatch to a loft space.

Externally, shrub and flower borders to the front. A timber gate to the side with access to the enclosed lawned garden with a paved area. Garage to the rear with a parking space.

The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

Please Note:

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.

OUTSIDE

To the rear of the property there is an enclosed garden, with a garage and an allocated parking space.

SITUATION

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion. A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37

open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

Dorchester is situated within approximately 1½ miles and provides a comprehensive range of shopping and recreational facilities including The Thomas Hardy leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, and water sports along the coast of Weymouth/Portland.

SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating system.

Local Authority

Dorset Council Tel: 01305 251010

Council Tax – New build, waiting banding

Tenure

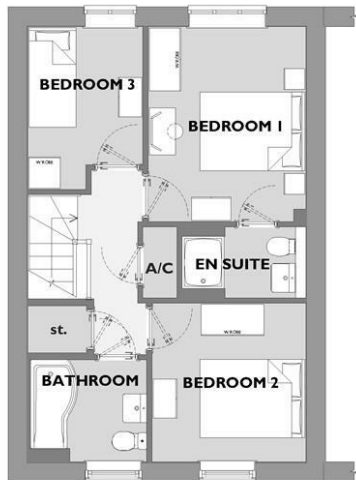
Freehold

EPC: B





GROUND FLOOR



FIRST FLOOR

PLOT 71

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.01 x 3.72m (9'11 x 12'2ft max)

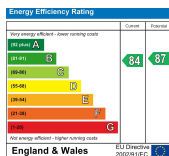
Bedroom 2
2.93 x 3.03m (9'8 x 9'11ft max)

Bedroom 3
2.19 x 3.10m (7'2 x 10'2ft max)
(Dimensions including recess)

GROUND FLOOR

Living Room
2.99 x 4.44m (9'10 x 14'7 ft max)

Kitchen / Dining Room
5.30m x 3.71 m (17'5 x 12'2 ft max)



Poundbury/PGS/17/09/25rev



01305 251154

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



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 of 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.

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