

Symonds  
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01305 251154  
FOR SALE

11 Coade Street  
Poundbury, Dorchester, Dorset

# 11 Coade Street

Poundbury Dorchester  
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.



- This property is offered on a 40% shared ownership basis
- This property is also available to purchase for £340,000 with leasehold transferred to Freehold on completion
  - Kitchen/breakfast room
  - Two double bedrooms
  - Family bathroom
- Attractive enclosed rear garden
  - Allocated Parking Space
- Close to Queen Mother Square

Guide Price **£136,000**

Leasehold - Share of Freehold

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

This property is offered on a 40% shared ownership basis. The remaining 60% share is held by the housing association and rented back to the purchaser, alongside a service charge, ground rent, building insurance and Manco 2 charge totalling £524.53 per calendar month.

Applicants will need to meet the housing association's eligibility criteria for shared ownership and will be required to complete an application process. There is also potential to staircase to 100% ownership in the future, subject to terms and conditions set by the housing association.

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

Tenure  
Leasehold  
The monthly service charge and ground rent is payable to Aster Housing Association.

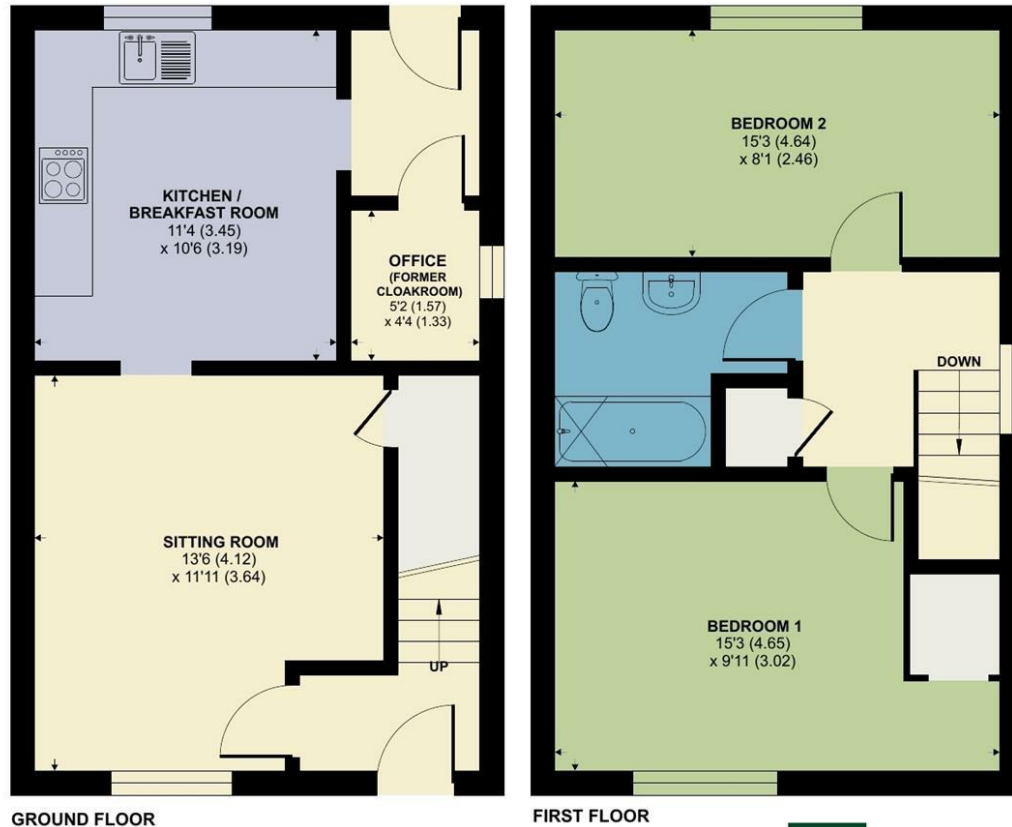




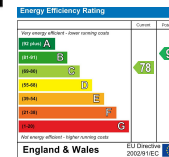
## Coade Street, Poundbury, Dorchester

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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1254970



Poundbury/PGS/20.10.25



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