

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background.

Symonds
& Sampson

A photograph of a two-story terraced house with a yellow brick upper floor and a white-painted lower floor. The house has a dark grey tiled roof with three brick chimneys. There are four windows visible: two on the upper floor and two on the lower floor. The central door is light blue, and the door to the left is light green. Small potted plants are placed on the sidewalk in front of the doors. The sky is blue with scattered white clouds.

28 Coade Lane
Poundbury, Dorchester, Dorset

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Coade Lane
Poundbury Dorchester
Dorset DT1 3FX

A two bedroom modern home with an 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
 - Kitchen/breakfast room
 - Downstairs cloakroom
 - Family bathroom
 - Enclosed rear garden
 - Allocated parking
- Close to Queen Mother Square
- Leasehold 119 years remaining

Guide Price **£134,000**

Leasehold - Share of Freehold

Poundbury Sales
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THE PROPERTY

A two-bedroom stylish mid 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. There is a cloakroom and 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 an enclosed garden, 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:///races.trembles.thrones

SERVICES

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

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

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band C
EPC B

This property is offered on a 40% shared ownership basis.

The remaining 60% share is held by Aster housing association and rented back to the purchaser. The rent is £489.16 pcm and service charge, which includes the building insurance, and Manco 2 charge is £33.01, totaling £522.17 pcm.

Applicants must 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 commencement date: 31 July 2020
Term: 125 years from and including 1 April 2019
Remaining 119 years

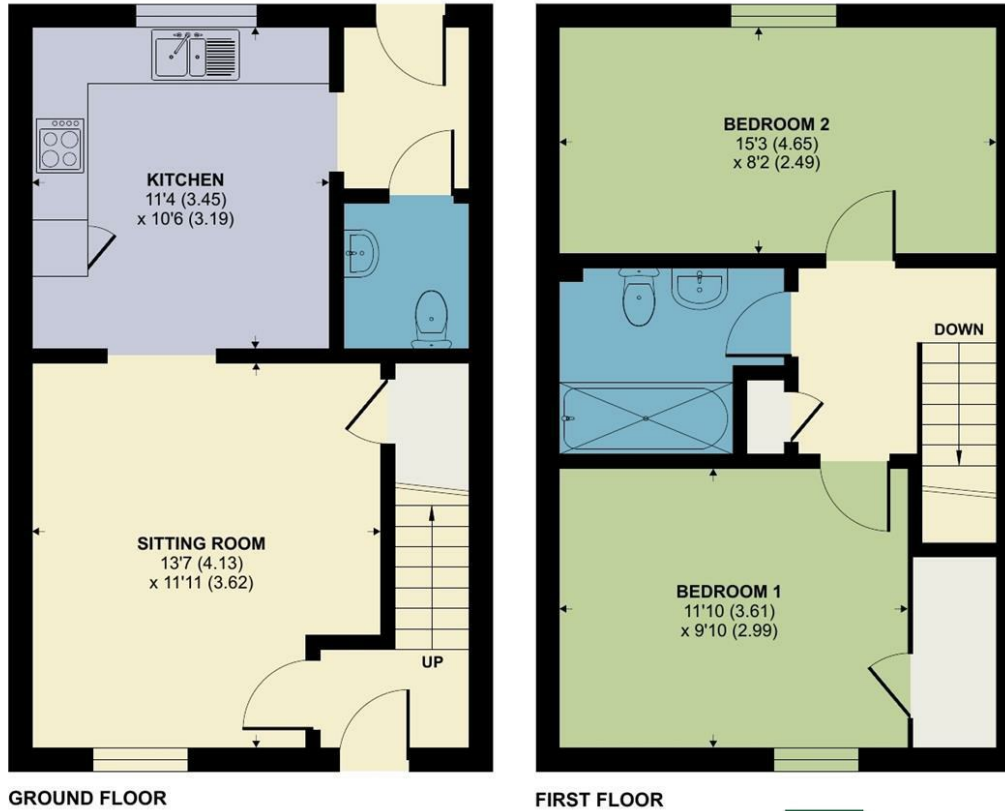




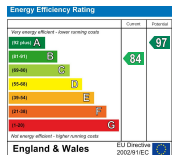
Poundbury, Dorchester

Approximate Area = 780 sq ft / 72.5 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: 1364558



Poundbury/PGS/09/10/25



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