

Symonds
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01305 251154
FOR SALE

11 Coade Street
Poundbury, Dorset

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Poundbury
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.



- Currently 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 £340,000

Leasehold

Poundbury Sales
01305 251154
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

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

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

Tenure
Leasehold
Annual service charge £329.28 payable to Aster Housing Association. This charge will be void on completion as the property will be a freehold title.

Please note that the property is currently owned on a leasehold basis, with our clients possessing 40% share of the freehold, while the remaining 60% is owned by Aster Housing Association. On completion of the sale, the full freehold interest will be transferred to the buyer.

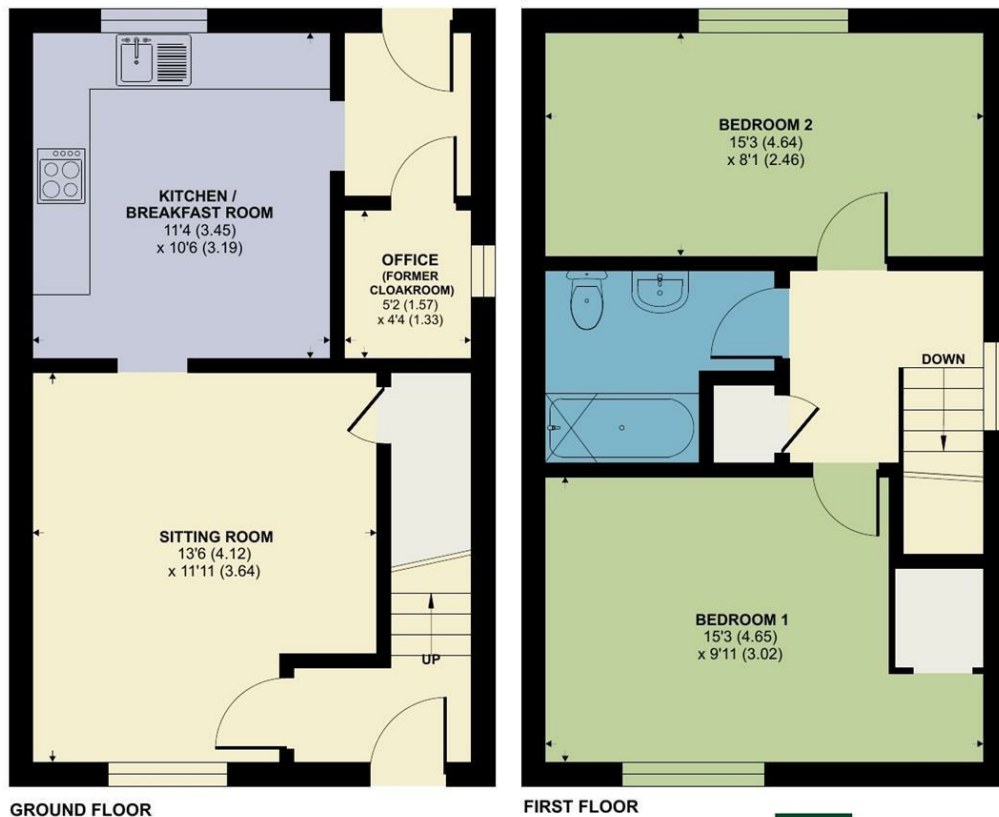




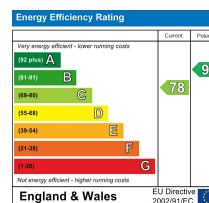
Coade Street, Poundbury, Dorchester

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



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

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