

Symonds
& Sampson



Plot 57, 13 Rosedale Street
Poundbury, Dorchester, Dorset

Plot 57, 13 Rosedale Street

Poundbury Dorchester
Dorset DT1 3LF

An attractive three-bedroom detached house with a principal bedroom en-suite, bathroom, kitchen/dining room, utility room, sitting room, garage and two parking spaces.



- Under construction detached home
 - Separate sitting room
- Kitchen/dining room with separate utility
 - Family bathroom & en-suite shower
 - Enclosed garden
 - Garage and two parking spaces
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £640,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



ACCOMMODATION

On the ground floor, an entrance lobby with useful downstairs cloakroom. The hallway, with access to the triple-aspect open-plan kitchen/dining room, is fitted with attractive wall and floor cupboards with work surfaces over, a range of integrated appliances, and a separate utility room with access to the garden. The sitting room with bay window looking onto Rosedale Street.

On the first floor are three double 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 with wrought iron railings. A timber gate to the side with access to the enclosed lawned garden with a paved area. Double garage to the rear with two parking spaces.

The property will include an 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 garage and two parking spaces.

SITUATION

Poundbury is an urban extension to the Dorset county town of Dorchester, designed in accordance with the principles of architecture and urban planning as advocated by His Majesty, King Charles III. Offering all the essential amenities including a large Waitrose, plenty of parking, and a delightful pub and restaurant. Our beautiful homes for sale are well situated to enjoy all of Poundbury's amenities. Poundbury is also within easy reach of the scenic Dorset countryside and Dorchester town centre is just 1 mile away. The development is built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

SERVICES

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

Local Authority

Dorset Council Tel: 01305 251010

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax – New build, waiting banding
EPC B

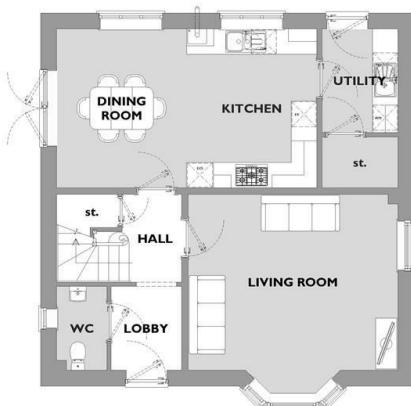


PLOT **57**
THREE BEDROOM HOME

GROUND FLOOR

Living Room
4.95 x 4.15m (16'3 x 13'7ft max)

Kitchen / Dining Room
6.13 x 3.75m (20'2 x 12'4ft max)



GROUND FLOOR PLAN

FIRST FLOOR

Bedroom 1
4.10 x 3.75m (13'5 x 12'4ft max)

Bedroom 2
3.82 x 3.75m (12'7 x 12'4ft max)

Bedroom 3
4.07 x 2.26m (13'4 x 8'7ft)



FIRST FLOOR PLAN

**NORTH WEST
QUADRANT,
POUNDBURY**



Poundbury/PGS/28.01.26



01305 251154

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



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

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 or 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.