

Symonds  
& Sampson



Plot 13, 12 Rosedale Square  
Poundbury, Dorchester, Dorset

# Plot 13, 12 Rosedale Square

Poundbury Dorchester  
Dorset DT1 3LE

A three-bedroom semi-detached house with a main bedroom en-suite, bathroom, kitchen/ dining room, utility room, sitting room, garage and parking space.



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

Guide Price £580,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## ACCOMMODATION

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard. The open plan kitchen/dining room is fitted with attractive wall and floor cupboards with worksurfaces over, a range of integrated appliances, and a separate utility room with access to the garden. The sitting room, with a feature fireplace and double doors opening to the rear garden.

On the first floor are three double bedrooms with the main 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 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 parking space.

## 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

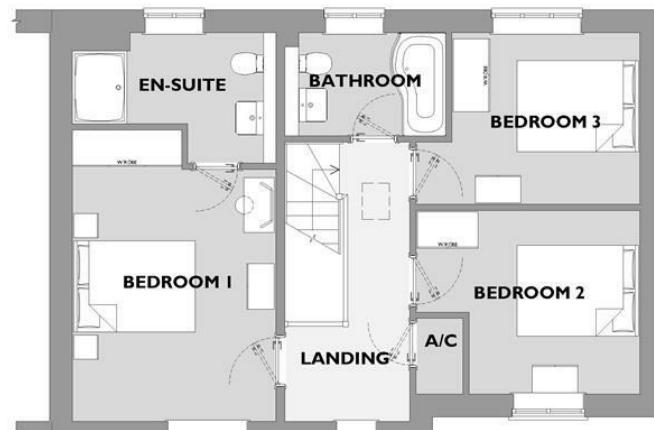
Council Tax – New build, waiting banding

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>)

Predicted EPC: B





**FIRST FLOOR**



**GROUND FLOOR**

# PLOT 13

## THREE BEDROOM HOME

### FIRST FLOOR

#### Bedroom 1

3.35 x 4.15m (11' x 13'7ft max)

(Dimensions excluding wardrobe recess)

#### Bedroom 2

3.69 x 3.02m (12'1 x 9'11ft max)

#### Bedroom 3

3.10 x 2.82m (10'2 x 9'3ft)

(Dimensions excluding door recess)

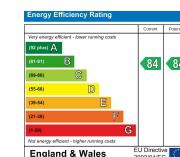
### GROUND FLOOR

#### Living Room

3.40 x 5.95m (11'2 x 19'6ft max)

#### Kitchen / Dining Room

3.35 x 6.40m (11'0 x 21'0ft max)



Poundbury/PGS/12.01.26



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the  
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