



Bridport Road | Poundbury | Dorchester | DT1 3AH

Fixed Asking Price

BEAUMONT  JONES

**Bridport Road | Poundbury
Dorchester | DT1 3AH
Fixed Asking Price £150,000**

We are delighted to bring to the market this shared ownership three bedroom end of terrace house built in 2012 with allocated parking in Poundbury. A fantastic opportunity for first time buyers, being offered at a 40% shared ownership leasehold arrangement with Stonewater Housing Group.

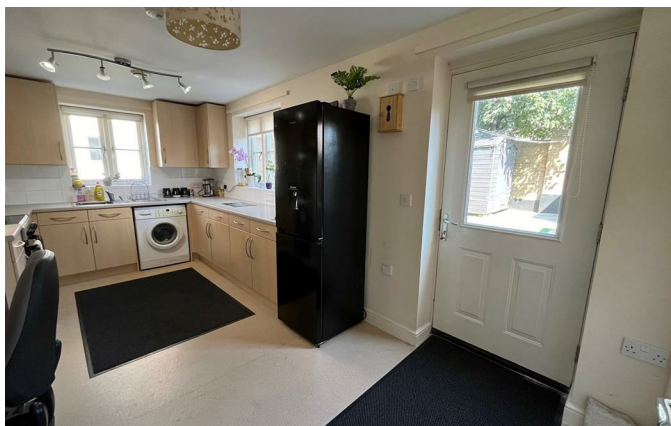
- Three Bedroom End of Terrace House
- Shared Ownership at 40% Leasehold Agreement
- No Forward Chain
- Allocated Parking
- Spacious Living Accommodation
- Close to Local Amenities
- Located Within Poundbury
- Built in 2012

Full Description

Accommodation

Entrance is via the front door leading to the welcoming hallway with space to hang coats and store shoes, from the hallway doors lead to the living room, kitchen/diner, the cloakroom and stairs rise to the first floor. The cloakroom offers a low level WC and a hand wash basin. The spacious bay fronted living room has ample space for living room furniture. The kitchen has a door leading to the rear garden and also offers a range of eye and base level units with space for oven, washing machine, fridge freezer and a large cupboard housing the boiler.

Returning to the stairs in the hallways arising to the first floor where the remainder of the accommodation can be found. From the first floor landing there are doors to the family bathroom with a low level WC, wash hand basin, bath with shower overhead. The master bedroom is a generous size with built in wardrobes. Bedroom two is also a double with plenty of space



40% Shared ownership modern three bedroom home located in Poundbury.



for bedroom furniture and windows overlooking the rear garden. Bedroom three is a good sized single.

Outside

The rear garden is a low maintenance area with a decking area, patio, Astro turf, space for sheds and rear access leading to the allocated parking space.

Location

Situated in the popular location of Poundbury only a short walk away from local shops, cafes and is within a great School catchment including Thomas Hardy.

Agents Notes -

Please note the property is currently owned under a shared ownership agreement. 60% currently owned by Stonewater, details of the proposed buyer and their agreed offer will be submitted to Stonewater who will make contact directly and may request further information.

The vendor informs us of the below.

The lease length is 125 years from 1 July 2012

The charges breakdown:- Management Charge- £8.42 Management Company- £2.15 Building insurance- £5.83- Sinking Fund- £5.75 totaling £22.15. Monthly rent of £473.53. Total costs £495.68 per month.

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

Services: - Mains electric & drainage.

Dorset Council- Council Tax Band D.

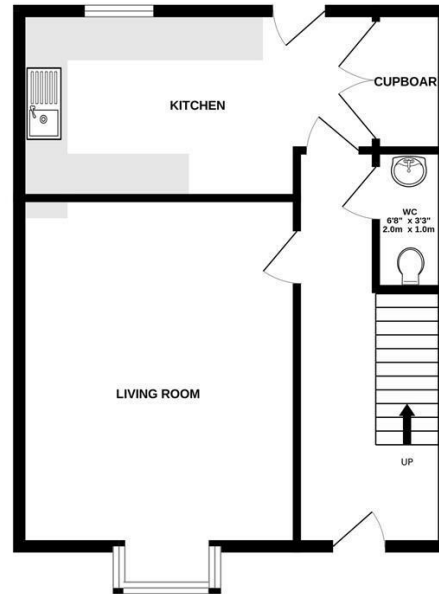
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

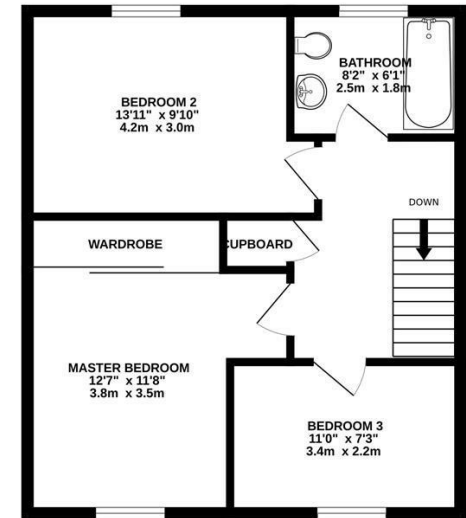


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 80 91 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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