



Coade Square
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN is this well-presented, family home, situated within the sought after development of Poundbury, in an area of outstanding natural beauty and overlooking a lovely green space. Accommodation includes a sitting room, modern fitted kitchen, three bedrooms with an en-suite to the main bedroom, family bathroom and ground floor WC. Externally, the home enjoys a southerly facing enclosed rear garden, single garage and carport. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



A wooden door leads to the property's hallway with access offered to all ground floor accommodation including the ground floor WC.

The sitting room receives natural light via a front aspect window and features a central fireplace with electric fire, surround and mantle.

The kitchen/diner is fitted with a range of wall and base level units with worksurfaces over, tiled splashback and tiled flooring. Integral appliances includes an AEG double oven and gas hob with extractor hood above, fridge-freezer and dishwasher.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A cupboard can also be located on the landing.

There are three bedrooms at the property, all benefitting from either a front or rear aspect window and bedrooms one and two are double in size. Bedroom one additionally benefits from an en-suite shower room with WC and wash hand basin.

The bathroom has been furnished with a suite comprising a panel enclosed P-shaped bath with shower attachment and part-shower screen, WC and wash hand basin.

Externally, the home offers a southerly facing, enclosed, low-maintenance rear garden with patio abutting the property and leading to the garage and carport.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is TBC.

Flood Risk:

Surface water – Very low risk.

Rivers and the sea - Very low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

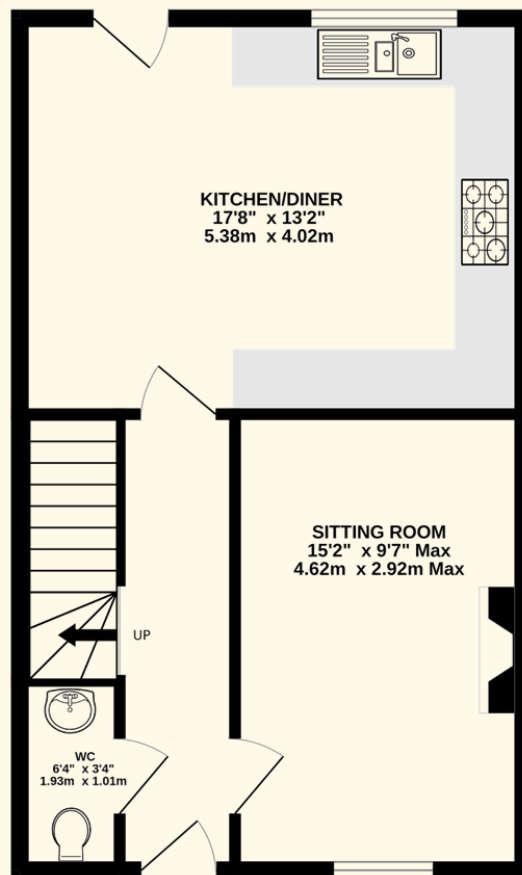
Agents Notes:

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

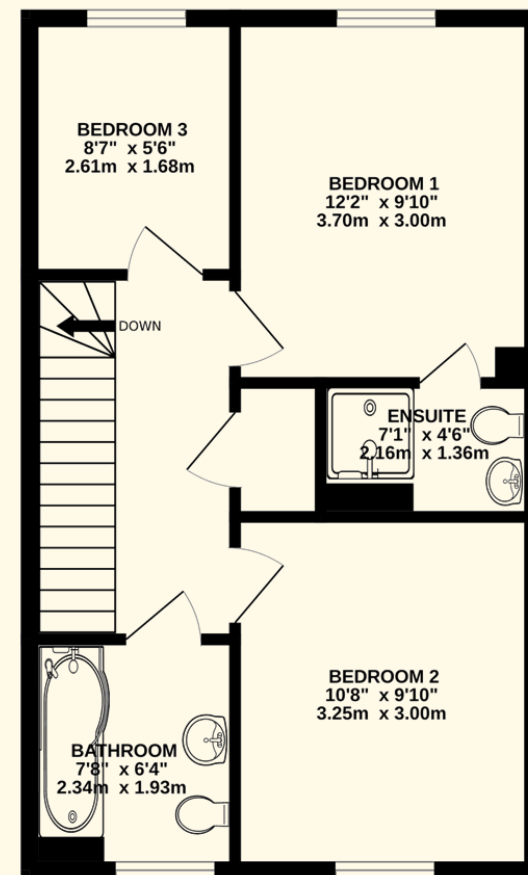
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 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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