



187 Bridport Road
Poundbury



OFFERED WITH NO FORWARD CHAIN and set within an area of outstanding natural beauty, is this well-presented three-bedroom home situated in popular Poundbury. Built by well-regarded local builders CG Fry and Son, this end of terrace home boasts light and spacious accommodation including a south facing sitting room, kitchen/diner and a family bathroom. The property offers a sunny, fully enclosed, attractive rear garden and an allocated parking space in the courtyard. EPC rating C.

Poundbury is designed to be a sustainable development with a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre and Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Dorchester town is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and is set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are excellent restaurants, public houses and riverside walks. The catchment schools are well regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. Regular train links run to London Waterloo, Bristol Temple Meads and other towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

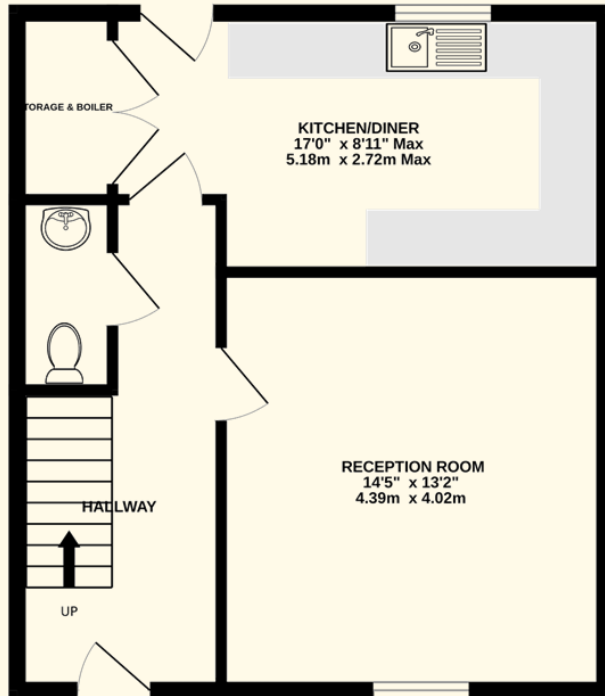


Access to this lovely home is via a traditional wooden door into the well-proportioned hallway providing access to all ground floor rooms, a WC and stairs leading to the first floor. There is a spacious, front aspect reception room presented in neutral décor. A front aspect double glazed sash window offers plentiful natural light. There is a rear aspect stylish and modern kitchen, newly fitted by the current owners. The room offers integrated appliances including an AEG induction four-ring hob and extractor, AEG oven, AEG microwave and slimline AEG dishwasher. There is ample space for a dining table and chairs and a rear aspect window overlooks the garden. The generous storage cupboard also houses the electric boiler. A door provides access to the rear garden.

The landing provides access to all first-floor rooms and offers a generous storage cupboard. There are two double bedrooms and a single bedroom. There is a newly refurbished shower room with a modern white suite comprising a large walk-in double shower with rainfall shower head, low level WC and pedestal wash hand basin. The room is part tiled in a stylish marble effect and there is a fitted heated towel rail.

There is a well maintained, fully enclosed, attractive rear garden. The garden is a blend of Astro-turf lawn area and paving with stylish bedding boxes. The well positioned paved area to the rear provides the perfect spot to sit and enjoy some Al-fresco dining on a sunny day. There is gated rear access to the courtyard beyond where the property's allocated parking space is located.

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

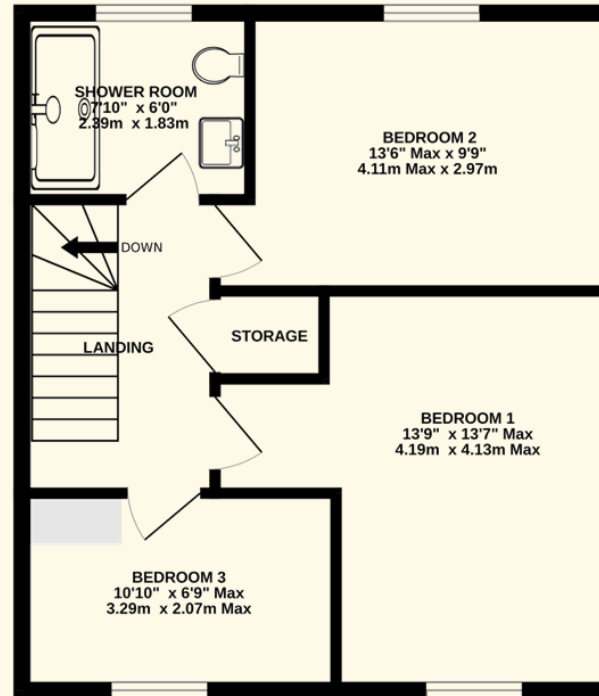


TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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



Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970

Council Tax band D

Agents Notes:

There is an annual Manco charge of £232.00.

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

Services:

Mains electricity, water and drainage are connected. The central heating is supplied via an air source heat pump (NIBE 360)

Please note the property has an ongoing, transferrable contract with EDF for electricity. This would be transferrable to new owners.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Local Authorities:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>