

Symonds
& Sampson



Plot 35

Hendra Court, Poundbury, Dorchester, Dorset

Plot 35

Hendra Court
Poundbury
Dorchester

Dorset DT1 3BY

A brand new detached home constructed with brick under a tiled roof with accommodation arranged over two floors comprising of three bedrooms, bathroom, garden, a single garage and parking space.



- Dual aspect living room
- Kitchen/dining room
 - Family bathroom
 - Garage & parking
 - Enclosed garden
- NHBC 10-year Warranty



Guide Price **£435,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a dual aspect front sitting room. The open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances, and double doors to the garden. On the first floor are three bedrooms and 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 side with a parking space.

The property will include a 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.

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. The coach house is 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.

DIRECTIONS

The property postcode is DT1 3LB, awaiting registry through HM Land Registry. Found just off Great Cranford Street by Dunabridge Square.

SERVICES

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

Local Authority
Dorset Council Tel: 01305 251010

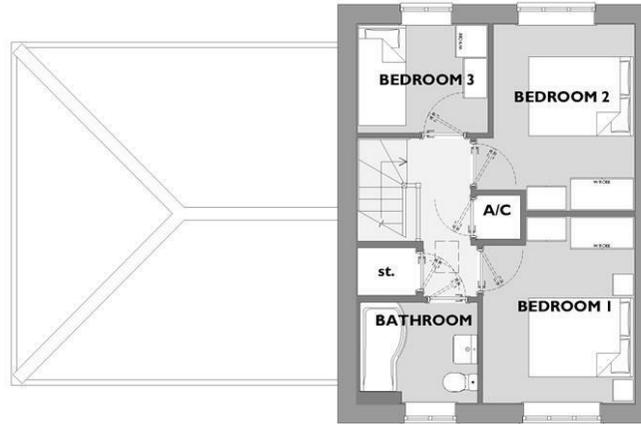
MATERIAL INFORMATION

Council tax band: TBC
EPC: Predictive Assessment: B

Tenure
Freehold



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 | |



FIRST FLOOR

PLOT 35

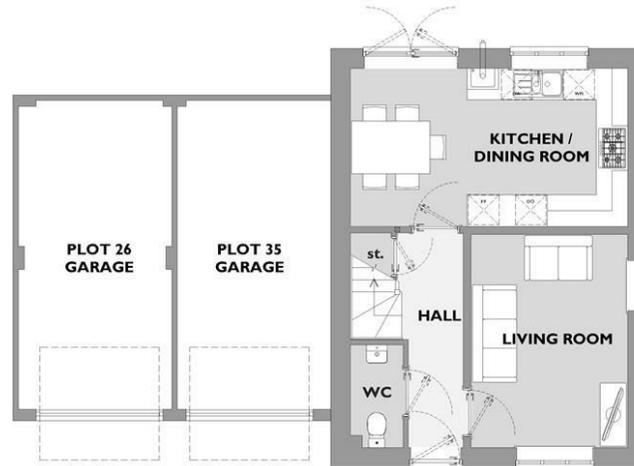
THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
2.90 x 3.55m (9'6 x 11'8ft max)
(Dimensions including recess)

Bedroom 2
2.70 x 3.54m (8'10 x 11'8ft max)
(Dimensions excluding door recess)

Bedroom 3
2.50 x 2.06m (8'2 x 6'9ft)



GROUND FLOOR

GROUND FLOOR

Living Room
2.99 x 4.04m (9'10 x 13'3 ft max)

Kitchen / Dining Room
5.30m x 3.00 m (17'5 x 9'10 ft max)

Poundbury/pgs/25.3.26



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