

Symonds
& Sampson

34 Reeve Street

Poundbury, Dorchester, Dorset

34 Reeve Street

Poundbury
Dorchester
Dorset DT1 3DB

A two-bedroom, brick-built maisonette with its own entrance, garage, and terrace with views over Hamslade Green.



- Stylish maisonette with own entrance
- Terrace with views over Hamslade Green
 - Kitchen/breakfast room
 - Dual aspect sitting/dining room
 - Two bathrooms & cloakroom
 - Garage
- Lease of 999 years from 31st May 2017 with a remaining 991 years
- Service Charge: £1,061.00 per annum

Guide Price **£340,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Built by well-reputed local builders CG Fry and Son in 2017 with attractive brick faced elevations under a tiled roof the property is accessed from the rear of the building with its own access.

ACCOMMODATION

The maisonette offers accommodation over three floors; an entrance hall leads to a useful cloakroom and store cupboard with staircase rising to the first-floor landing. Located on this floor is a dual aspect, bright and airy sitting/dining room with double doors from the dining room to a Juliet balcony, overlooking Reeve Street and, to the sitting room area with access to a balcony terrace that runs across the width of the property overlooking the charming Hamslade Green. The kitchen/breakfast room is fitted with Karndean flooring an attractive range of wall and floor cupboards with double electric oven, gas hob with extractor hood above, integrated dishwasher, fridge/freezer, and washer/dryer. Double glazed doors lead out to the balcony terrace.

On the second floor there are two double bedrooms with the principal bedroom enjoying an en-suite shower room. There is a second double bedroom together with a well-appointed family bathroom and airing cupboard.

OUTSIDE

Located on the side of the building is a useful garage.

DIRECTIONS

what3words///fractions.breeze.available

SITUATION

The maisonette over looks Hamslade Green, located to the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating system.

Local Authority - Band D
Dorset Council Tel: 01305 251010

Broadband- Ultrafast broadband is available with 1000Mbps upload speed
Mobile phone coverage- Network coverage is limited

indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Leasehold - 999 years from 31/03/2017
Service Charge £1,061.00 payable to Symonds & Sampson Property Management Services.

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We are advised that there is an approximate sum of £225.00 pa payable to the Poundbury Estate.

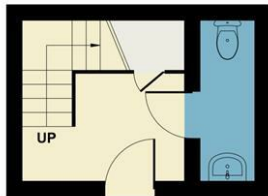
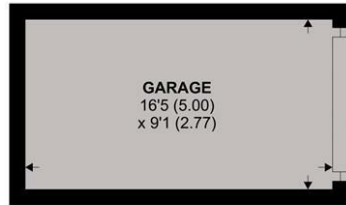
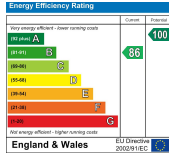
Tenure
Leasehold



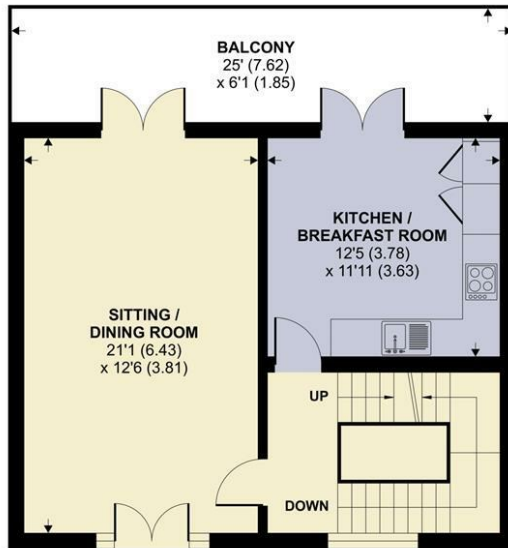
Poundbury, Dorchester

Approximate Area = 1325 sq ft / 123.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 944151



Poundbury/PGS/30.03.26



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