

Symonds
& Sampson



Plot 13

12 Rosedale Square, Poundbury, Dorchester, Dorset

Plot 13

12 Rosedale Square

Poundbury

Dorchester

Dorset DT1 3BY

A three-bedroom semi-detached house with a main bedroom en-suite, bathroom, kitchen/ dining room, utility room, sitting room, garage and parking space.



- £10,000 stamp duty contribution and flooring included. Ready to move in to!
 - Separate sitting room
 - Kitchen/dining room
- Family bathroom & en-suite shower
 - Enclosed garden
 - Garage and parking space
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price **£580,000**

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



ACCOMMODATION

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard. The open plan kitchen/dining room is fitted with attractive wall and floor cupboards with worksurfaces over, a range of integrated appliances, and a separate utility room with access to the garden. The sitting room, with a feature fireplace and double doors opening to the rear garden.

On the first floor are three double bedrooms with the main bedroom benefitting from an en-suite shower room, 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 rear with a parking space.

The property will include an 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.

OUTSIDE

To the rear of the property, there is an enclosed garden, with garage and parking space.

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. Our beautiful homes for sale are 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.

SERVICES

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

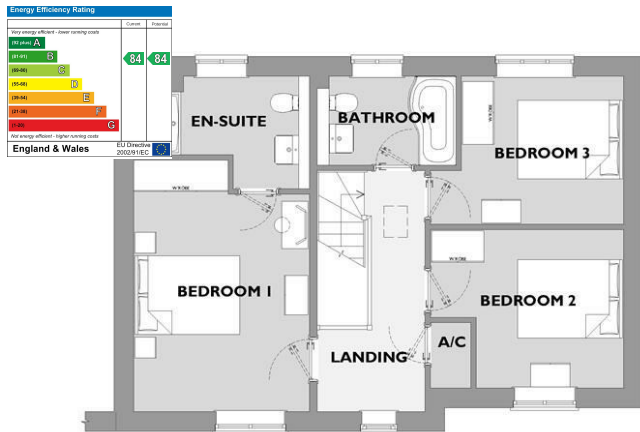
Local Authority
Dorset Council Tel: 01305 251010
Council Tax – New build, waiting banding

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Predicted EPC: B





FIRST FLOOR



GROUND FLOOR

PLOT 13

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.35 x 4.15m (11' x 13'7ft max)
(Dimensions excluding wardrobe recess)

Bedroom 2
3.69 x 3.02m (12'1 x 9'11ft max)

Bedroom 3
3.10 x 2.82m (10'2 x 9'3ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
3.40 x 5.95m (11'2 x 19'6ft max)

Kitchen / Dining Room
3.35 x 6.40m (11'0 x 21'0ft max)



Office/Neg/Date



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.