

Symonds
& Sampson

14 Coade Street
Poundbury, Dorchester, Dorset

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Poundbury Dorchester
Dorset DT1 3FP

A stylish modern home built in 2020 with views over Coade Square, situated close to Queen Mother Square and the Great Field.



- Spacious kitchen/dining room
- Principal bedroom en-suite
- Attractive enclosed rear garden
 - Garage & parking
 - Views over Coade Square
 - Close to a range of amenities



Guide Price £495,000

Freehold

Poundbury Sales
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poundbury@symondsandsampson.co.uk

INTRODUCTION

A three-bedroom stylish mid terrace house with views over Coade Square conveniently situated close to Queen Mother Square and a range of local amenities. Built by well-reputed local builders CG Fry & Son with brick-faced elevations under a slate roof, the accommodation is arranged over two floors and finished to a high standard.

THE PROPERTY

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom leads into a sitting room with a front aspect window with views over Coade Square, and an inset gas fireplace and surround. An impressive open plan kitchen/dining room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising of a Quooker tap, fridge freezer, dishwasher and washing machine, together with built-in double electric oven, 5 ring gas hob and extractor hood. A door from the kitchen leads to an enclosed rear garden.

To the first floor, there is a storage and airing cupboard with a hatch to a loft space. There are three bedrooms, the principal with an en-suite shower room and a contemporary fitted bathroom suite with an enclosed bath with a separate shower over with a glazed shower screen.

OUTSIDE

Externally to the front there is a small open garden area with shrubs. To the rear is an enclosed garden with a paved patio, pergola with glass roof, shrub and flower beds with a paved pathway leading to a pedestrian rear access via a timber gate leading to an allocated parking space parking space and single garage. The property has external lighting and tap.

SITUATION

The property is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

DIRECTIONS

What3words://flippers.reminds.described

SERVICES

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

Local Authority

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 INFOMATION

Council Tax Band: D

EPC: B

The property includes the remainder of the NHBC 10-year warranty.

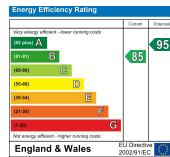
Please Note

We have been informed by our client that the garage is leasehold with approximately 994 years remaining. The Freeholders provide insurance and have the right to ask for a contribution (currently £30 pa).

Manco 2

We are advised that there is a sum of circa £225 pa payable to the Poundbury Estate.





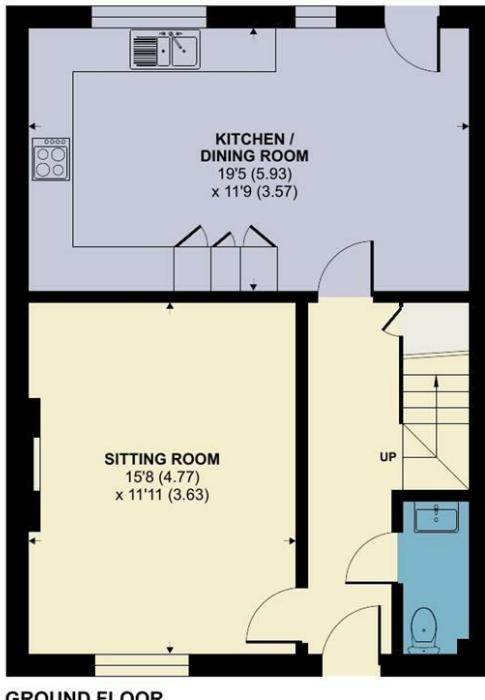
Coade Street, Poundbury, Dorchester

Approximate Area = 1092 sq ft / 101.4 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1284 sq ft / 119.2 sq m

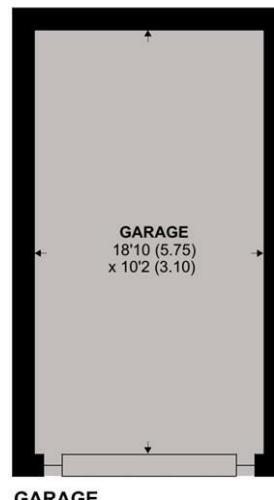
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GROUND FLOOR



FIRST FLOOR



GARAGE



Poundbury/PGS/02.02.26



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