

Symonds
& Sampson

Plot 13, 12 Rosedale Square

12 Rosedale Square, Poundbury, Dorchester, Dorset

Plot 13

12 Rosedale Square

Poundbury

Dorchester

Dorset DT1 3LE

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 **£560,000**

Freehold

Poundbury Sales

01305 251154

poundbury@symondsandsampson.co.uk



ACCOMMODATION

*New reservations made between 20/04/26 and 30/06/26 on the selected plot listed on this page. All incentives will be deducted from the completion statement. Flooring from our standard flooring range. Not to be combined with any other offer or incentives. We reserve the right to withdraw at any time. Please speak to our sales negotiators for full terms and conditions.

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 work surfaces 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:

Images include virtually staged furniture for illustrative purposes only. Please note that any wardrobes or shelving shown are not fitted.

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)

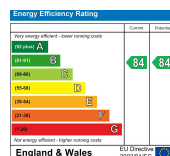
Bedroom 2
3.69 x 3.02m (12'1 x 9'11ft max)

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)



Poundbury/PGS/10.08.26



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