Symonds & Sampson

Plot 68, 12 Tideford Place

Poundbury, Dorchester, Dorset

Plot 68

12 Tideford Place
Poundbury Dorchester
Dorset DT1 3LL

A brand new three bedroom terraced home with kitchen/dining room, sitting room, family bathroom and en-suite, garage and parking space.

3 2 1

- Under construction mid-terrace home
- Kitchen/dining room
- Family bathroom & en-suite shower room
- Enclosed garden
- Garage and parking space
- EPC Predicted Energy Performance Rating - B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £515,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

THE PROPERTY
Plot 68 is constructed with brick construction under a slate roof with accommodation arranged over two floors comprising of three double bedrooms and two bathrooms, garage and a parking space.

ACCOMMODATION
On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into the 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 double bedrooms with the principal 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 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.

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.

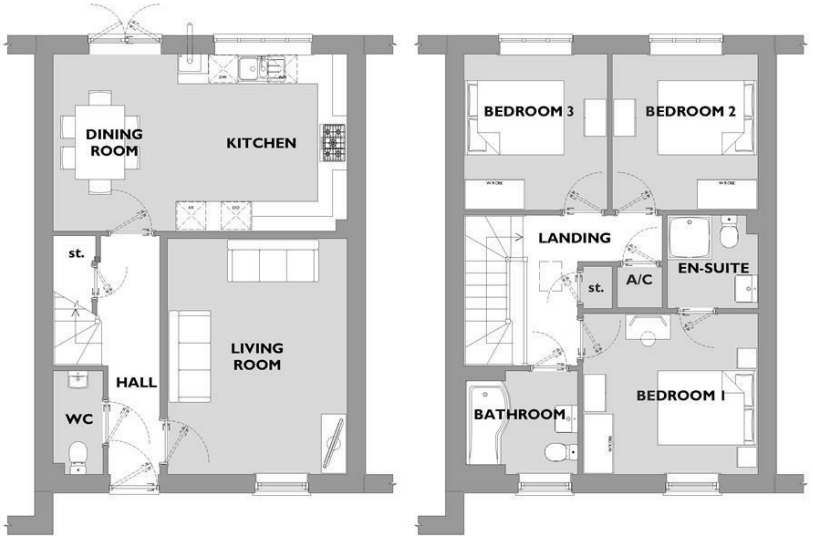
Poundbury is also within easy reach of the scenic Dorset countryside and Dorchester town centre is just 1 mile away. The development is built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

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

Tenure
Freehold

Predicted EPC: B



GROUND FLOOR FIRST FLOOR

PLOT 68

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.54 x 3.26m (11' 8 x 10'8ft max)

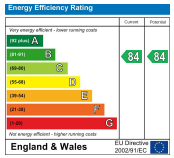
Bedroom 2
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3
2.90 x 3.16m (9'6 x 10'4ft)

GROUND FLOOR

Living Room
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen / Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)



Poundbury/PGS/10.08.26 REV

RICS Regulated by RICS
naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01305 251154

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

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.