



Vittoria Court | Poundbury | Dorchester | DT1 3FS

**£1,450 Per Month**



## Vittoria Court | Poundbury Dorchester | DT1 3FS £1,450 Per Month

This newly decorated, CG Frys built, two bedroom Coach house, offers light and spacious modern living in the heart of the prestigious Poundbury development with 2 allocated parking space.

- Available Immediately
- Beautifully Presented two Bedroom Coach House in Poundbury
- Unfurnished
- Modern Interior
- Two parking spaces
- Outside Space

### Full Description

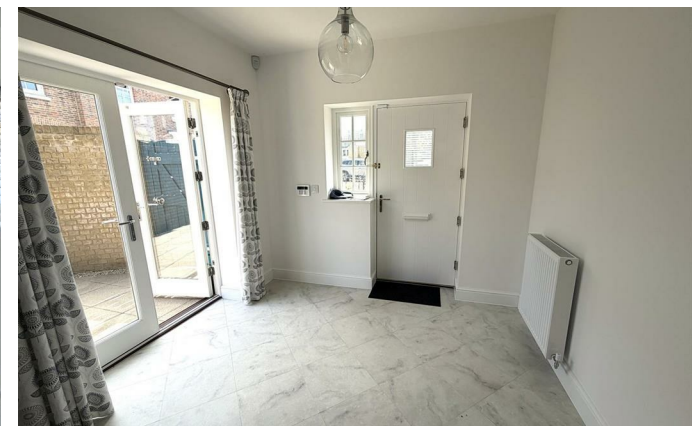
A modern and newly decorated two bedroom Coach house has become available in the heat of Poundbury, Dorchester.

On approaching the property, you are welcomed by an attractive front garden, enclosed by a metal gate that provides access to a landscaped area. A variety of shrubs add colour and texture, creating an inviting focal point, while a patio area leads to the part-glazed front door.

Upon entering, you step into a generously sized entrance hall, with stairs rising to the first floor. There is access to a practical downstairs utility room, fitted with wall and base units, a wood-effect work surface, and a stainless-steel sink with mixer tap. The room also offers space and plumbing for appliances including a free standing washing machine and dryer, ample room for laundry, and a substantial understairs storage cupboard. French doors open out to a private, well-maintained walled rear garden, where a wraparound patio provides an ideal space for al fresco dining, additionally, there is access to a cold-water tap. From here, a gate offers convenient access to the side court yard, whilst a further door offers access to the front, where unusually for the area, there are two dedicated parking spaces.

The first-floor features fresh grey-toned carpeting throughout most rooms and offers two generously sized double bedrooms overlooking the front, both finished in neutral tones. The family bathroom is bright and airy, enhanced by a skylight that provides additional natural light. The white suite comprises a panel-enclosed bath with shower attachment and fitted glass screen, a wash hand basin, and a WC, complemented by Karndean flooring and partially tiled walls.

The living room is a bright and spacious area benefiting from dual aspect windows that allow the room to fill with light, an opening flow into the modern kitchen. The kitchen is well equipped with fitted wall and base units, wood-effect worktops, and a full range of integrated AEG



Attractive front garden with access to rear patio



appliances, including a double oven, four-ring gas hob with extractor hood, fridge, freezer, and dishwasher. It is finished with a tiled splashback and attractive Karndean flooring.

Additionally, the home benefits from a Wiser controlled home heating system and a corridor wardrobe creating great storage solutions Externally, the property benefits from the exclusive right to use two dedicated parking spaces located directly to the front, a private rear patioed garden and a gated front garden.

Rent - £1450.00 per calendar month / £334 per week  
Holding Deposit - £334  
Security Deposit - £1670.00  
Council Tax Band - C  
EPC - B

Situation - Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. There is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical Centre, nearby garden center and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Dorchester is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, leisure center and weekly market and many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Rating Authority: - Dorset Council. Council Tax Band C.

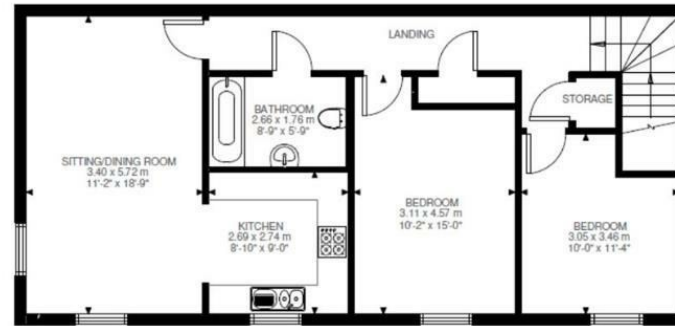
Services - The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, mains Electric and Gas. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Disclaimer: - Beaumont Jones and their clients 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. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

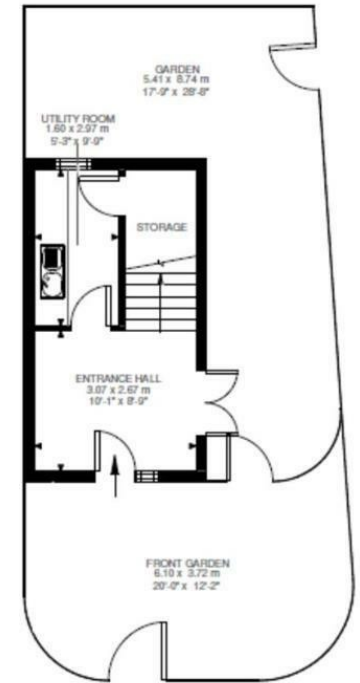
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">83</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



First Floor  
753 ft<sup>2</sup>



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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