

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds
& Sampson

A photograph of a two-story terraced house with a light beige facade and a grey tiled roof. The house features a prominent teal front door and several white-framed windows. A stone base runs along the ground floor. The property is surrounded by lush green trees and a paved driveway. A dark blue car is parked on the right side of the driveway. The scene is captured from an elevated angle, showing the front and side of the house.

2 Flintcombe Square

Poundbury, Dorchester, Dorset

2 Flintcombe Square

Poundbury
Dorchester
Dorset DT1 3GG

Located in phase one of Poundbury, this charming two storey home with three double bedrooms, an enclosed garden and garage, is being sold with vacant possession.



- Sought after location in Poundbury
- Kitchen/dining room & utility room
 - Dual aspect sitting room
 - Three double bedrooms
 - Two shower rooms
 - Enclosed rear garden
 - Garage
- Being sold with vacant possession

Guide Price £445,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Built in 1996, with rendered elevations under a tiled roof, the property overlooks mature trees in Flintcombe Square. The two storey house is located within easy walking distance of Poundbury village and its facilities.

THE ACCOMMODATION

On the ground floor an entrance vestibule leads to a welcoming entrance hall with a downstairs cloakroom and a dual-aspect sitting room with French doors leading to the enclosed rear garden. The kitchen/dining room has a dual aspect and a tiled floor throughout. The fitted kitchen with floor units and work surfaces. Integrated appliances include a NEFF eye-level electric oven, four ring gas hob with an extractor fan and space for further appliances. A utility room provides further storage options and space and plumbing for a washing machine. Door with access to both the front and the rear.

On the first floor are three double bedrooms, the principle bedroom with fitted wardrobes and an en-suite shower room. There is also a wet room, previously a family bathroom.

OUTSIDE

To the rear of the property is an enclosed garden with a variety of mature plants and shrubs with a patio area. A

personal door with access to the single garage with power and lighting and an up and over door.

SITUATION

The property is situated a short walk to Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers, Luxury Monart Spa, gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

DIRECTIONS

what3words/////typed.called.milder

SERVICES

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

Broadband: Ultrafast speed is available in the area. Highest download speed 1000 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: E
EPC : D

Manco 1 Charge

We are advised that there is a sum of £300.00 per annum payable to the Poundbury Estate Company.

AGENTS NOTES

Please note Symonds & Sampson will pass any potential purchasers details forward to Move with Us who will contact you directly to confirm offer details.

Please note the property will not be marked as 'sold subject to contract', and will remain on the market with both agents until an exchange of contracts.

Please note the property is sold as seen. The seller will have limited information on the property as a third party seller.

Any agreed sale will be subject to a public notice and the agreed price disclosed. Please note that the seller will be notified of any higher offers up until the point of an exchange of contracts.



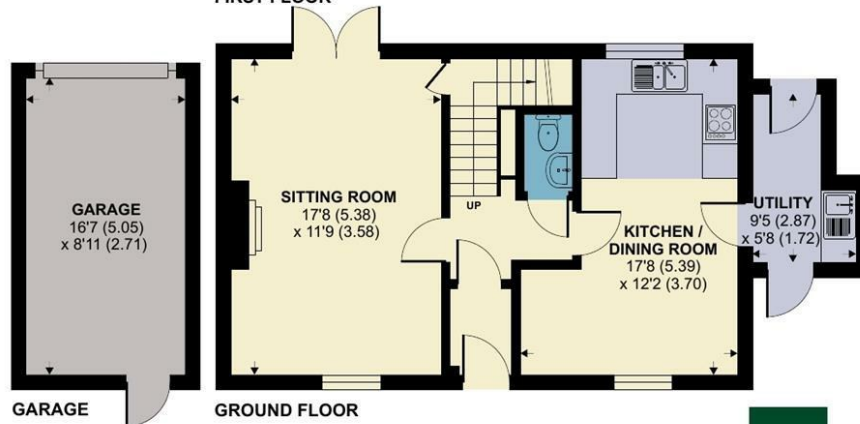
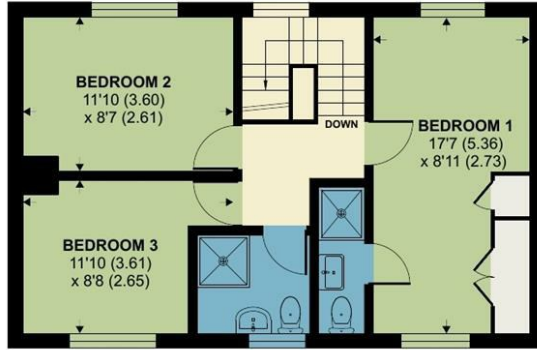
Flintcombe Square, Poundbury, Dorchester

Approximate Area = 1058 sq ft / 98.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1205 sq ft / 111.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	83	84
Needs improvement	D		
Less energy efficient - higher running costs	E		
Very less energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales
 1/12/2008
 2009/1/1/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1189224



Poundbury/PGS/19.09.24



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