



Wadebridge Square  
Poundbury  
£530,000



This well-presented, end of terrace, family home is situated in the sought-after area of Poundbury and is spread across three floors. Accommodation includes a wonderful open-plan kitchen and living space, first-floor sitting room, three double bedrooms with an en-suite shower room to bedroom one, family bathroom and two WC's. Externally, the property provides an enclosed, attractive rear garden enjoying a southerly aspect and double garage. EPC rating C.

Poundbury is in the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed as a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance to the property 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, vet, garden centre 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.



Entrance to the property is via a wooden door which takes you through to the property's hallway. From there access can be gained to the open-plan kitchen and living area and ground floor WC. There is also an under-stair storage cupboard located in the hall.

The impressive kitchen and living area has been created to make an open and modern social space with wood-effect flooring continuing throughout. The kitchen area is fitted with a range of wall and base level units with granite worksurfaces over and two rear aspect windows and French doors allowing plentiful natural light to enter the room. Integral appliances include a double oven, four-ring gas hob with extractor hood over, dishwasher, washing machine, fridge and freezer.

Stairs rise to the first floor where the sitting room, bedroom one and additional WC are situated. The sitting room is a good-size room with a dual aspect with windows to the front and side and features a corner fireplace with electric log burner, surround and mantle.



Bedroom one is a double room, benefitting from an en-suite shower room with WC and wash hand basin.

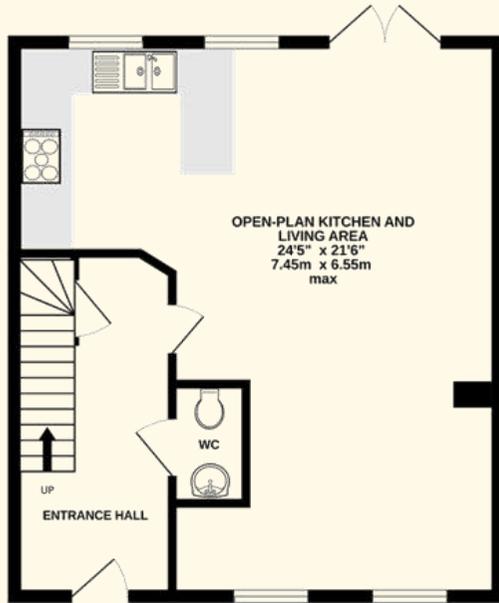
Stairs rise to the second floor where the remaining bedrooms and family bathroom are situated.

The modern bathroom is fitted with a neutral suite including a panel enclosed bath with shower attachment over, WC and wash hand basin with storage beneath.

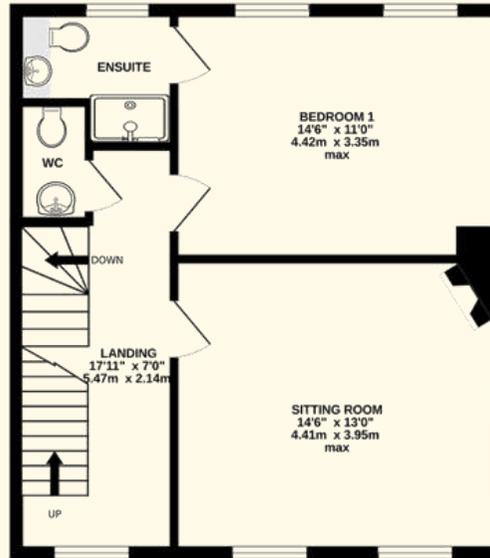
There are two bedrooms located on the second floor, both double in size with either a front or rear aspect window allowing natural light into the rooms.

Externally, there is a well-kept, south-westerly facing rear garden with areas of patio, gravel and attractive box hedging. A small set of patio steps lead down to the double garage which has light, power and two up and over doors.

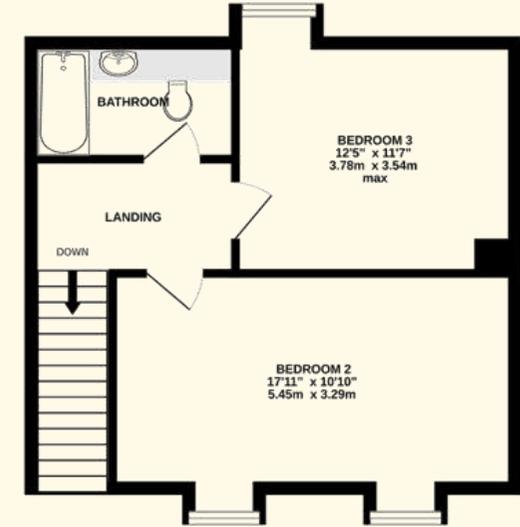
**GROUND FLOOR**  
524 sq.ft. (48.7 sq.m.) approx.



**1ST FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**2ND FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1464 sq.ft. (136.1 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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**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970.

The council tax band is E.

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.

**Broadband and Mobile Service:**

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Agents Notes:**

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk).

**Stamp duty:**

Stamp Duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>