



## 18, Margaret Place, Dorchester, DT1 2JH



- Ground floor flat in Dorchester
- One double bedroom
- Conveniently located for local amenities
- Close to infant / secondary schools and Dorset County Hospital
- Well presented accommodation
- Large wrap around secluded garden

£900 Per Calendar Month

One bedroom ground floor apartment situated in a convenient location within walking distance of Poundbury and central Dorchester. The property is located on the ground floor of a two-storey building, taking up the whole of the ground floor level. The property offers spacious accommodation with large windows giving the property a light and airy feel.

Available from mid July 2026, ideally for a long term tenancy.

The well-presented accommodation is accessed via its own private entrance, via a pathway to the top left of Margaret Place. There is an entrance hall with storage cupboard, large sitting room with bay window, leading to the spacious double bedroom. The bathroom comprises of a bath with shower over, wash basin, toilet, and heated towel rail. The kitchen boasts floor and wall mounted units with work surfaces over, a free-standing cooker and washing machine. The property has gas central heating and double glazing throughout.

The large, wrap around garden can be accessed from the glass door in the kitchen. The garden is split into multiple sections with established hedges and shrubbery, creating secluded spots and privacy for the property and garden. The patio area to the rear of the property catches the afternoon sun. The greenhouse is store to the lawnmower that will be provided. There is also space for compost refuse to the rear of the garden. Access to the private, gated parking space from the house is through the garden and has space for one car. Access from the road can be found from Cambridge Road, next to 80 Cambridge Road or Coburg Road, opposite the Thomas Hardy School.

Please note that the photographs are from November 2024.

Rent: - £900 per calendar month / £207 per week  
Holding Deposit - £207  
Security Deposit - £1035  
No deposit option available via Reposit.  
Council Tax Band - A  
EPC Band - C

## SITUATION

The property is situated off Margaret Place within walking distance of both Poundbury and central Dorchester.

The property is situated in a convenient location near Cambridge Road and round the corner from Pummery Square, which provides easy access to the Poundbury Village Stores and a public house. The 1610 Dorchester Sports Centre is a stone's throw away from the property. Queen Mother Square is also within walking distance, which provides a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries and doctors' surgeries.

The county town of Dorchester has a great selection of both independent and national retailers, choice of cinemas and restaurants. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages.

## DIRECTIONS

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From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the first exit to Bridport Road towards Dorchester Town. Continue down Bridport Road and go straight across at the next roundabout. Take the second right onto Damers Road and then the first right onto Windsor Road. Take the next right onto Cambridge Road and second left onto Margaret Place. Follow Margaret Place all the way to the end. The property is accessed via a small path found at the top to the left and is the first gateway on your right. The car parking space can be accessed from Cambridge Road, next to 80 Cambridge Road or Coburg Road, opposite the Thomas Hardy School.



Poulets/HL/ 11/06/26



01305 251154

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



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