

# 3 Trematon Court, Dorchester



## 2 bedroom Coachhouse, yours for £159,000

Modern two-bedroom coach house for shared ownership sale in Poundbury, Dorchester.

This wonderful home benefits from having a open plan living/dining and kitchen space, allocated parking and has the use of a communal bike store/shed.

Call this house your home for £159,000 based on a 60% share! Speak to Anna for more information on 01380 735462!



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## Pricing

SHARE EXAMPLE

60% share £159,000

FULL PRICE

£265,000

MONTHLY RENT

£231.13 as of 1st April 2025

MONTHLY SERVICE CHARGE

£62.52 as of 1st April 2025

## About the home

This well presented, neutrally decorated home has a spacious open plan kitchen, lounge and dining area. The living space benefits from a Juliet balcony and carpet flooring to the living/dining area as well as Telephone and TV aerial points. The kitchen has a range of wall and base fitted units, a stainless steel sink and drainer, ceramic hob, electric oven and extractor fan, space for fridge/freezer and integral dishwasher and washer/dryer. Tiled flooring to the kitchen area.

The bathroom contains a white bathroom suite with shower over bath and shower screen. The walls are partially tiled and there is tile flooring.

Bedroom 1, a spacious double bedroom, contains a double fitted wardrobe. Both bedroom 1 and 2 have Carpet flooring.

This home also benefits from having access to a communal bike store/shed which is located within Trematon Court.

Allocated car parking for one vehicle.

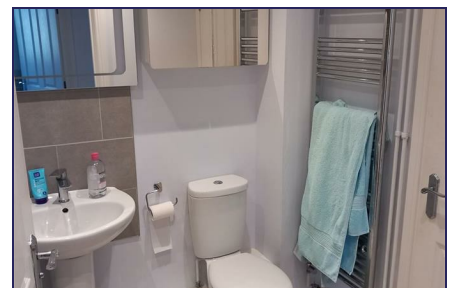
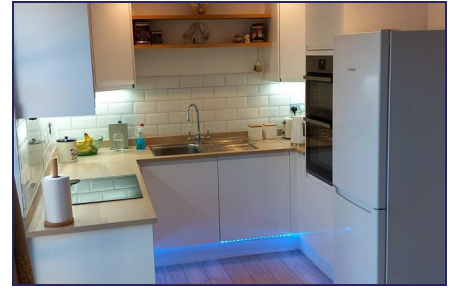
## Other

Remaining lease term - 84 years

Council tax banding - B

\*Please note there is a local connection requirement to Dorset.

\*While we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property. Room dimensions and property details have been supplied to us by the current vendor so are for indication purposes only. Accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Shared ownership homes are bought as leasehold properties, for more information speak to our team. Service charges and rent payable on the unsold equity of this property will be reviewed annually with any changes coming into effect on the 1st April each year. Your home may be at risk of repossession if you don't maintain your mortgage and rental payments.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
75	75	76	76
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

For more details or to book a viewing please contact Anna Dillon:

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