



Plot 123 Nottingham Park, Nottingham Lane, Weymouth, Dorset

A two bedroom semi-detached house with a main bedroom en-suite, bathroom, kitchen, dining room, living room and 2 parking spaces.

Guide Price

£295,500

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Plot 123, Nottingham Park,
Nottingham Lane, Weymouth,
Dorset, DT3 5DF**

- 2 bedroom semi-detached new home
- Principal bedroom with attached ensuite
 - 2 parking spaces
 - Currently under construction
 - Council Tax Banding – Banding TBC
- EPC Predicted Energy Performance Rating - B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

Plot 123 is constructed with brick under a slate roof with accommodation arranged over two floors comprising of two bedrooms, bathroom, and parking spaces for two cars.

On the ground floor, an entrance hall with door leading to an open plan living, kitchen, dining room with understair storage cupboard. The open plan kitchen will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances. Separate door from the kitchen to a lobby with access to both the cloakroom and rear garden.

On the first floor are two double bedrooms with the principal bedroom benefitting from an en-suite shower room. There is a contemporary fitted bathroom suite with bath. Airing cupboard is located in bedroom 2 and storage cupboard to the landing with hatch to a loft space.

Externally, shrub and flower borders to the front. A timber gate to the side with access to the enclosed lawned garden

with a paved area. There is two parking spaces to the front of the building.

The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

Please Note:

The 3D tour, drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

Situation

Nottingham Park is conveniently situated on the edge of Nottingham village. This exciting development is designed around green open spaces, tree lined avenues, woodland play area and walkways. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, florist, veterinary clinic, supermarket and sport centre, all located on Dorchester Road. There are also both primary and secondary schools close by.

Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina and picturesque harbour, blue flag sandy beach and a range of recreational and cultural facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, beaches and walks along the World Heritage Jurassic. There is a mainline rail station at Upwey, approximately ¾ of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

Services

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

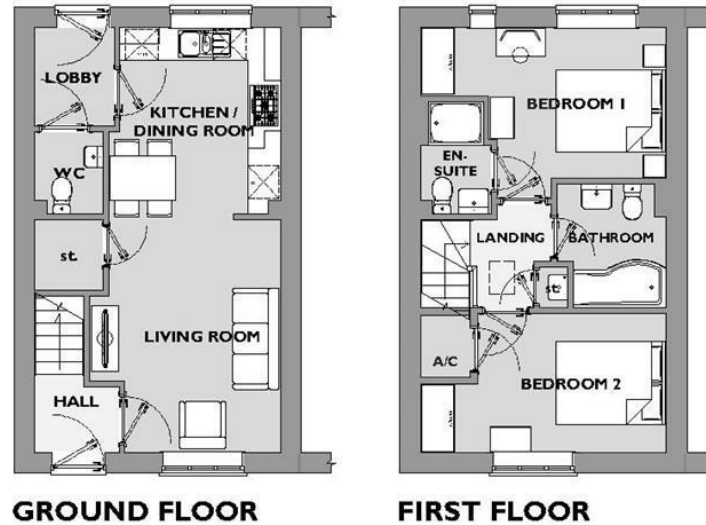
Local Authority: Dorset Council - Tel: 01305 251010

Council tax band – New Build
Predicted EPC band - B

Estate management charge
£132.93 per annum

Directions

From Dorchester take the A354 Weymouth relief road, signposted to Weymouth. At the first roundabout take the 2nd exit signed Weymouth. Continue for about 2 miles and at the 2nd roundabout take the 3rd exit signed Upwey. Proceed along this road, taking the third left hand turning, signed Nottingham and take the left hand turn into the development.



PLOT 123

TWO BEDROOM HOME

FIRST FLOOR

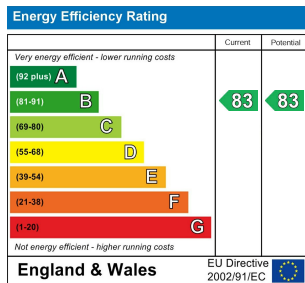
Bedroom 1
4.49 x 2.75m (14'8 x 9'0ft max)
(Dimension excluding door recess)

Bedroom 2
4.49 x 2.53m (14'8 x 8'3ft max)

GROUND FLOOR

Living Room
3.48 x 4.25m (11'5 x 13'11ft max)

Kitchen / Dining Room
3.13 x 3.40m (10'3 x 11'1ft max)



Poundbury PGS 11/03/24 rev

01305 251154
Symonds & Sampson LLP
 Arch Point House 7 Queen Mother Square, Poundbury, Dorset,
 DT1 3BY
 poundbury@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

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