



Plot 149 Nottingham Park, Nottingham, Weymouth, Dorset

A three bedroom end terrace house with a main bedroom en-suite, bathroom, kitchen/ dining room, living room, garage and 2 parking spaces.

Guide Price
£405,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Plot 149 Nottingham Park, Nottingham, Weymouth, Dorset, DT3 5DF

- 2 storey end terrace
- 3 bedrooms, including principal bedroom with en-suite
 - Separate sitting room
 - Enclosed garden
- Garage and two parking spaces
- Currently under construction
- Council Tax Banding – New build waiting accessment
 - EPC Predicted Energy Performance Rating - B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

Plot 149 is constructed with brick construction under a tiled roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage and two parking space.

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into the front sitting room. The open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances, and double doors to the garden. On the first floor are three bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite, airing cupboard and 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. Garage to the rear with two parking spaces.

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

Please Note:

The 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 and in a conservation area. This exciting development is designed around green open spaces, tree lined avenues, woodland play area and walkways. Nottingham Park offers the perfect setting for those looking to enjoy the benefits of a low-maintenance, energy-efficient new home set in the Dorset countryside nestled just off the world-famous Jurassic coast.

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. The location also allows easy access to the Dorset Countryside, with Lorton Meadows a short walk away, perfect for dog walking and family strolls through peaceful meadows and woodland.

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 offers rail links to Dorchester, Bournemouth, London Waterloo and Bristol Temple Meads.

Services

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

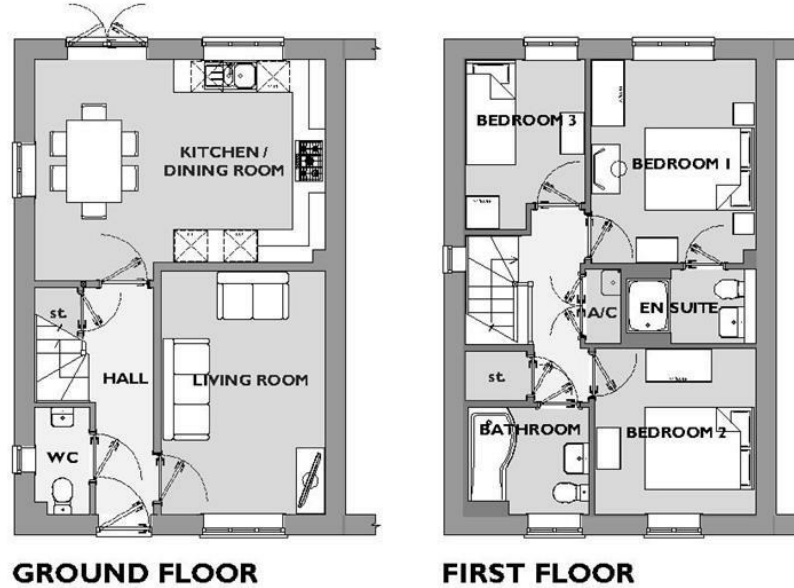
Local Authority
Dorset Council - Tel: 01305 251010

Council tax band – Banding TBC
Predicted EPC band - B

Estate management charge
£177.03 per annum

Tenure
Freehold

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 149

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.01 x 3.72m (9'11 x 12'2ft max)

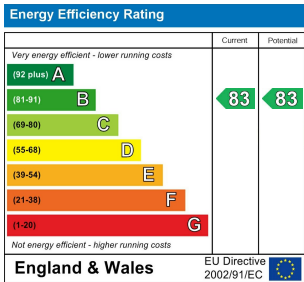
Bedroom 2
2.93 x 3.03m (9'8 x 9'11ft max)

Bedroom 3
2.19 x 3.10m (7'2 x 10'2ft max)
(Dimensions including recess)

GROUND FLOOR

Living Room
2.99 x 4.44m (9'10 x 14'7 ft max)

Kitchen / Dining Room
5.30m x 3.71 m (17'5 x 12'2 ft max)



Poundbury PGS 14/02/23

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