



Plot 140 Loveridge Grove, Nottingham Park, Nottingham, Weymouth,

A three bedroom mid terrace house with a main bedroom en-suite, bathroom, kitchen/dining room, living room, garage and parking space

Guide Price

£420,000

Freehold

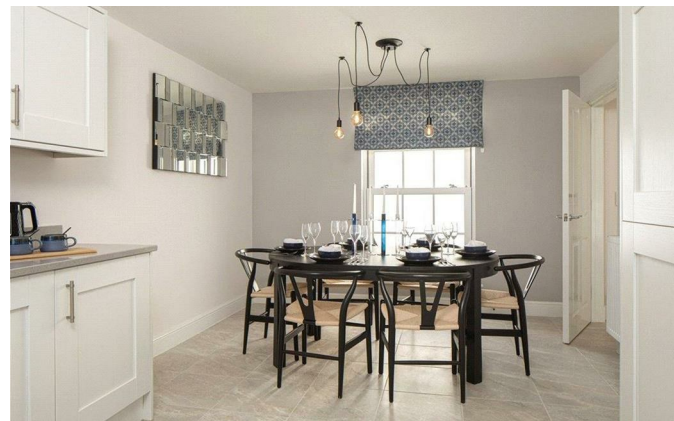
**Symonds
& Sampson**

ESTABLISHED 1858

**Plot 140 Loveridge Grove, Nottingham
Park,
Nottingham, Weymouth,**

- 2 storey mid-terrace house
- 3 double bedrooms, including principal bedroom with en-suite
 - Sitting Room
 - Enclosed garden
- Garage and one parking space
- 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
Symonds & Sampson
01305 251154





The Property

Plot 140 is constructed with brick under a tiled roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage and parking space

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a 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, external doors to the garden.

On the first floor are three double bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite with bath and shower over, 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 front with parking area for

one car.

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. 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 ¼ 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 – Banding TBC.

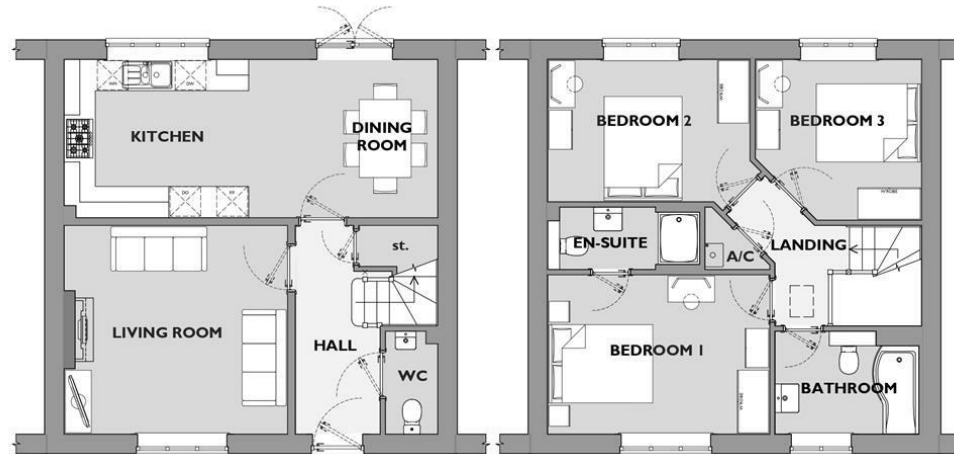
Predicted EPC band - B

Estate management charge

£206.38 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.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

PLOT 140

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.27 x 3.06m (14' x 10'1ft max)

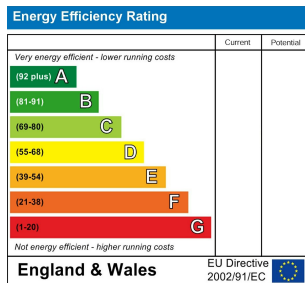
Bedroom 2
3.89 x 2.73m (12'9 x 9ft max)
(Dimensions excluding door recess)

Bedroom 3
3.2 x 3.08m (10'6 x 10'2ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
4.30 x 4.03m (14'1 x 13'3ft max)

Kitchen / Dining Room
7.19 x 3.03m (23'7 x 10'0ft max)



Poundbury /PGS/12.03.24

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ESTABLISHED 1858

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