



Symonds  
& Sampson

Plot 176

31 Loveridge Grove, Nottingham Park, Weymouth, Dorset

# Plot 176

31 Loveridge Grove  
Nottingham Park  
Weymouth Dorset DT3 5DF

Stamp Duty Paid-Plot 176 SDLT £6,500. The property is ready to move into and flooring is included.



- 3 bedroom semi-detached new home
- Principal bedroom with attached ensuite
  - Garage and 2 parking spaces
  - House build is complete
- Council Tax Banding – Banding TBC
- EPC Predicted Energy Performance Rating - B
- Stamp Duty Paid-Plot 176 SDLT £6,500. The property is ready to move into and flooring is included.

Guide Price £380,000

Freehold

Poundbury Sales  
01305 251154  
poundbury@symondsandsampson.co.uk



## THE ACCOMMODATION

A semi-detached brick house located on the edge of the development. Offering a kitchen/dining room at the rear of the property and patio doors leading to a patio and a turfed, fully enclosed garden. To the front of the property is the lounge and downstairs WC. Upstairs there are three bedrooms, with an en-suite to the main bedroom. The garage is situated at the side of the property and provides off road parking for 2 vehicles.

## THE PROPERTY

On the ground floor, an entrance hall with a useful downstairs cloakroom and understairs storage cupboard and doors to all ground floor rooms. With a living room to the front and an open plan kitchen/dining to the rear, the kitchen is fitted fully with integrated appliances and attractive wall and floor cupboards with worksurfaces over. Patio doors from the dining room lead to the garden.

To the first floor are two double bedrooms, the principal bedroom benefitting from an en-suite shower room and a single bedroom. There is a contemporary fitted bathroom suite with bath. Airing and storage cupboards to the landing and hatch to a loft space.

Please Note: The images and particulars are for illustrative purposes only and shall not form part of any contract.

## OUTSIDE

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 with 2 parking spaces.

## DIRECTIONS

What3words:///wept.masses.inventors

## SITUATION

Nottingham Park is an exciting new development 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

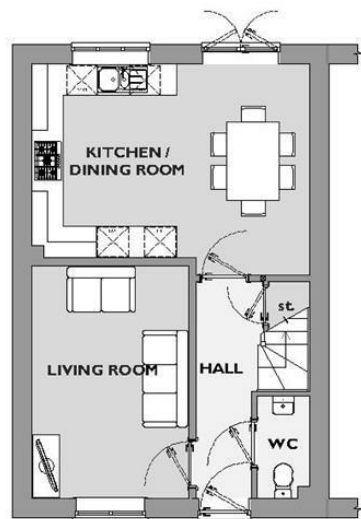
Council tax band – Banding TBC.

Predicted EPC band - B

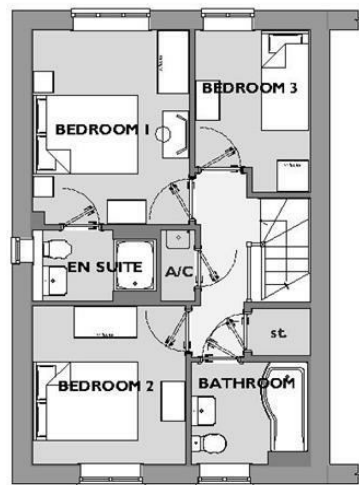
The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

Estate management charge  
£155.30 per annum





**GROUND FLOOR**



**FIRST FLOOR**

# PLOT 176

## THREE BEDROOM HOME

### FIRST FLOOR

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

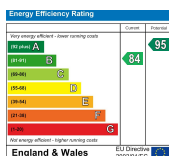
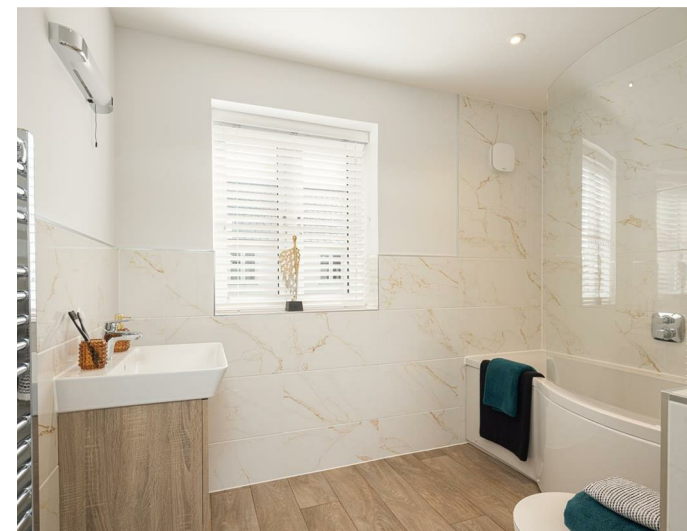
Bedroom 2  
2.93 x 3.03m (9'8 x 9'11ft max)

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)



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01305 251154

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



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