



Symonds  
& Sampson

Plot 185

4 Tumulus Lane, Nottingham Park, Weymouth, Dorset



# Plot 185

4 Tumulus Lane  
Nottingham Park  
Weymouth Dorset DT3 5DF

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



- 3 bedroom semi-detached new home
  - Separate sitting room
  - Kitchen & dining room
- Principal bedroom with attached ensuite
  - Garage and 2 parking spaces
- Plot 185 has an anticipated build completion date of 14th March 2025.

Guide Price £385,000  
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 with access to an enclosed garden. A sitting room and downstairs WC. Upstairs there are three bedrooms, with an en-suite to the main bedroom. To the side of the property is a private parking area with a garage and off-road parking for 2 vehicles.

## THE PROPERTY

On the ground floor, an entrance hall with a useful downstairs cloakroom and understairs storage cupboard. A spacious sitting room with window to the front and patio doors to the garden at the rear. An open plan kitchen/dining room to the rear, with fully fitted integrated appliances and attractive wall and floor cupboards with worksurfaces over. A door from the dining room gives access to a patio and steps 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

A timber gate to the side with access to the enclosed lawned garden with a paved area. To the side of the property is a private parking area with a garage and off-road parking for 2 vehicles.

## 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  $\frac{3}{4}$  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.

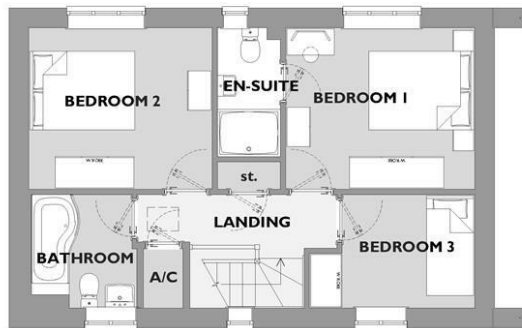
Predicted EPC band - B

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

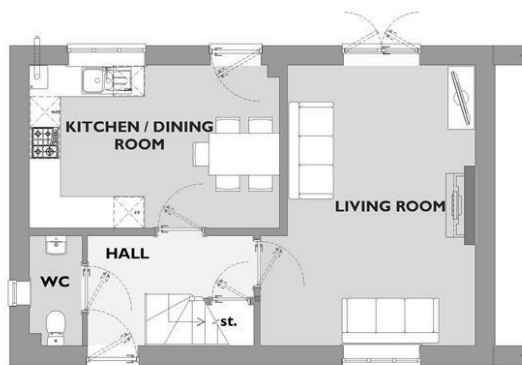
Estate management charge  
£158.16 per annum







**FIRST FLOOR**



**GROUND FLOOR**

## PLOT 185

### THREE BEDROOM HOME

#### FIRST FLOOR

Bedroom 1  
3.61 x 3.08m (11'10 x 10'1ft max)

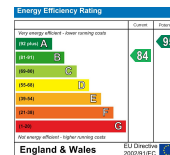
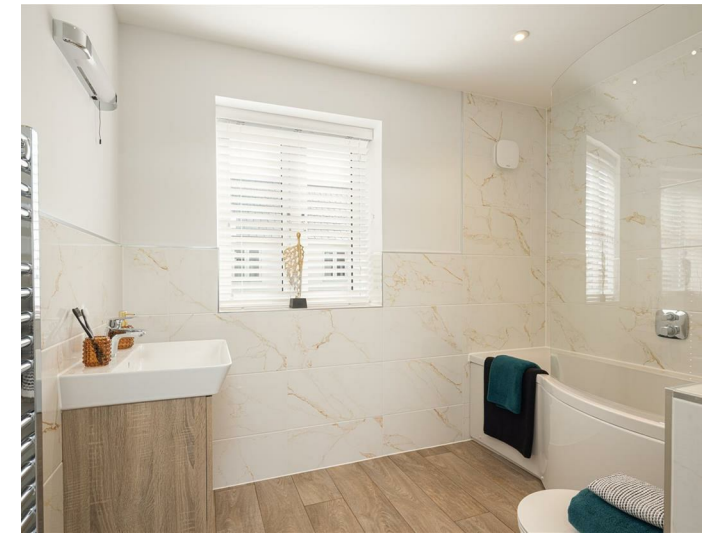
Bedroom 2  
3.16 x 3.08m (11'6 x 10'1ft max)

Bedroom 3  
3.13 x 2.16m (10'4 x 7'1ft)

#### GROUND FLOOR

Living Room / Dining Room  
4.11 x 5.35m (13'6 x 17'7ft max)

Kitchen  
4.77 x 3.10m (15'8 x 10'2ft max)



Poundbury/PGS/24.02.2025



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