



Symonds
& Sampson

38 Loveridge Grove
Plot 163, Nottingham Park, Weymouth, Dorset

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Plot 163
Nottingham Park Weymouth
Dorset DT3 5DF

The property is ready to move into and flooring is included.



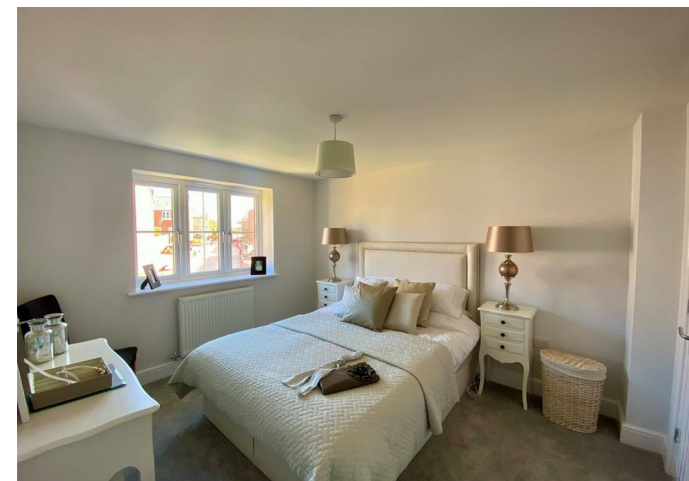
- 3 bedroom mid-terraced new home
 - Separate sitting room
- Principal bedroom with attached ensuite
 - Garage and 2 parking spaces
- The property is ready to move into and flooring is included.



Guide Price £369,950

Freehold

Poundbury Sales
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THE PROPERTY

Plot 163 is a three bedroom mid terrace house with a main bedroom en-suite, bathroom, kitchen/ dining room, living room, garage and 2 parking spaces.

THE ACCOMMODATION

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 sitting room to the front and an open plan kitchen/dining to the rear, the kitchen is fitted with fully integrated appliances and attractive wall and floor cupboards with worksurfaces over. Patio doors 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 to the side 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 $\frac{3}{4}$ 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
£155.30 per annum





PLOT 163

THREE BEDROOM HOME

FIRST FLOOR

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

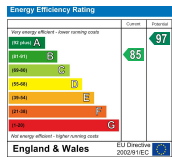
Bedroom 2
2.93 x 3.03m (9'8 x 9'11ft max)

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/17/04/25



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