



Symonds
& Sampson

Plot 198, 12 Tumulus Lane
Nottingham Park, Weymouth, Dorset

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Nottingham Park
Weymouth, Dorset DT3 5FZ

Plot 198 £6,500 stamp duty contribution and fitted flooring package included*

An individual Coach House features open-plan accommodation, a utility room, two double bedrooms, a single garage with a parking space to the side, and a fully enclosed garden.



- Stamp duty contribution of £6,500 and fitted flooring package included*
 - Coach House on two levels
 - Open plan accommodation
 - Garage and one parking space
 - Courtyard garden
- Please call Symonds & Sampson Poundbury office on 01305 251154
- Council Tax Banding – Banding TBC

Guide Price £330,000

Freehold

Weymouth Sales
01305756989
weymouth@symondsandsampson.co.uk



ACCOMMODATION

On the ground floor, there is a welcoming good sized entrance hall with a utility room and door to the rear leading to a fully enclosed garden.

On the first floor there is an open plan living area with kitchen offering integrated appliances and dining and living area with a window to the front. There are two double bedrooms a contemporary fitted family bathroom suite, and an airing cupboard.

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.

OUTSIDE

The property includes a courtyard garden and a single integral garage and benefits from a parking space to the side of the property.

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.

DIRECTIONS

What3words:///marinated.dolly.across

SERVICES

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

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

Local Authority Dorset Council - Tel: 01305 251010

MATERIAL INFORMATION

Council tax band – new build to be assessed
EPC band - B

Estate management charge
£155.30 per annum

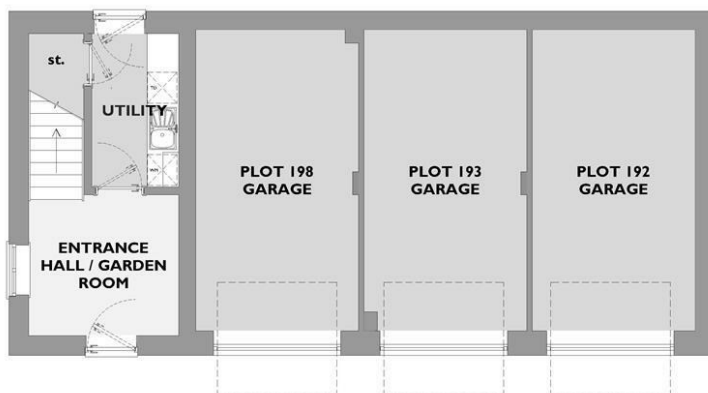
Stamp Duty

*New reservations made between 06/01/26 and 12/02/26 on the selected plot listed on this page. All incentives will be deducted from the completion statement. Flooring as from our standard flooring range. Not to be combined with any other offer or incentives. We reserve the right to withdraw at any time. Please speak to our sales negotiators for full terms and conditions





FIRST FLOOR



GROUND FLOOR

PLOT 198

TWO BEDROOM HOME

FIRST FLOOR

Living / Dining Room
3.42 x 5.71m (11'3 x 18'9ft)

Kitchen
2.69 x 2.76m (8'10 x 9'1ft)

Bedroom 1
3.07 x 3.79m (10'1 x 12'5ft max)
(Dimensions excluding door recess)

Bedroom 2
3.10 x 2.67m (10'2 x 8'9ft max)
(Dimensions excluding door recess)

GROUND FLOOR

Entrance Hall / Garden Room
2.86 x 2.68m (9'5 x 8'10ft)

Utility
1.66 x 2.92m (5'5 x 9'7ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Weymouth/PGS/15.01.26rev



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT