

Symonds  
& Sampson



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

# Plot 198, 12 Tumulus Lane

Nottington 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

Nottington 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 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

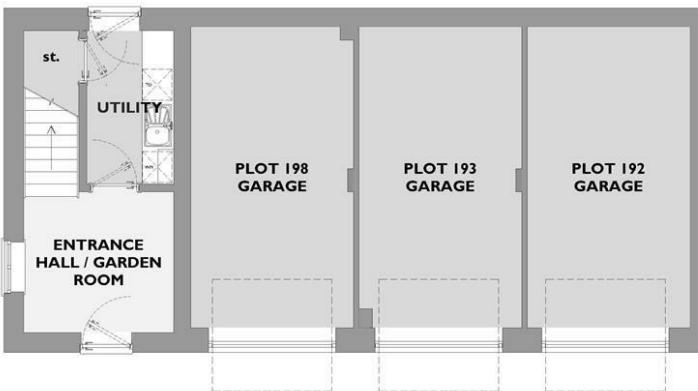
## Stamp Duty

\*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**

Weymouth/PGS/15.01.26rev



40 ST JAMES'S PLACE SW1

01305756989

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

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# 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)

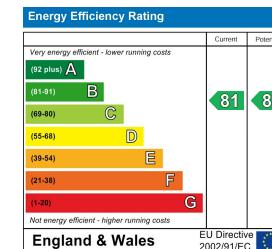
Bedroom 1  
3.07 x 3.79m (10'1 x 12'5ft max)  
(Dimensions excluding door recess)

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)



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.