



Symonds
& Sampson

Plot 196, 16 Tumulus Lane
Nottingham Park, Weymouth, Dorset

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Nottingham Park
Weymouth
Dorset DT3 5FZ

A spacious semi detached home, plot 196 includes a separate sitting room, kitchen/dining room, utility room, three double bedrooms, one with ensuite, single bedroom, bathroom, single garage with additional parking for two cars.



- Spacious semi detached
- Separate sitting room
 - 4 bedrooms
- Bathroom & ensuite facilities
 - Enclosed garden
- Single garage and two parking spaces
- Council Tax Banding – Banding TBC
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £525,000

Freehold

[Method of Sale if NOT Private Treaty.]

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A brick built four-bedroom executive semi-detached family residence offering a spacious interior.

ACCOMMODATION

On the ground floor, a welcoming hall with stairs rising to the first floor, and downstairs cloakroom. The spacious living room to one side has a bright and airy feel with a window to the front and a set of rear aspect double glazed patio doors lead out onto the fully enclosed rear garden. The unusually shaped, beautiful, and spacious kitchen/diner is the hub of the home offering a range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs, and room for a sofa. There are two windows to the front and one to rear creating a light and great family entertaining area. This then leads to a utility room with a rear aspect door leading out onto the garden.

The first floor offers a spacious landing area with doors leading through to the main family bathroom and four bedrooms, three doubles and a single with the master bedroom benefitting a contemporary shower en-suite.

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

Outside offers a generous sized level garden laid to lawn and patio. To the side of the property there is a single garage and 2 allocated parking spaces

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.

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

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

Estate management charge
£204.81 per annum



PLOT 196

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.13 x 4.45m (10'3 x 14'7ft max)
(Dimensions taken from center point of room)

Bedroom 2
3.10 x 3.14m (10'2 x 10'4ft max)
(Dimensions excluding door recess)

Bedroom 3
3.40 x 3.40m (11'2 x 11'2ft)

Bedroom 4
2.29 x 2.45m (7'6 x 8'0ft)

GROUND FLOOR

Living Room
3.40 x 5.95m (11'2 x 19'6ft)

Kitchen / Dining Room
5.46 x 5.95m (17'11 x 19'6ft)
(Dimensions taken from center point of room)



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Energy efficient - lower carbon code			
Overall	A	86	86
Walls	B		
Floors	C		
Roofs	D		
Windows	E		
Doors	F		
Lighting	G		
Energy efficient - higher carbon code			
England & Wales EU Directive 2002/91/EC			



Poundbury/PGS/06.05.25



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