Symonds & Sampson

Plot 201

6 Tumulus Lane, Nottington Park, Weymouth, Dorset

Plot 201

6 Tumulus Lane
Nottington Park
Weymouth
Dorset DT3 5FZ

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

3 2 2

- £10,000 stamp duty contribution and flooring included. Ready to move in to!
- 3 double bedrooms including principal bedroom with en-suite
- Dual aspect sitting room
- Enclosed garden
- Garage and two parking spaces
- Council Tax Banding – Banding TBC
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £475,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

THE PROPERTY

Plot 201 is constructed with rendered elevations under a tiled roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage and two parking spaces.

ACCOMMODATION

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom, leads into a dual aspect sitting room with French doors opening into the garden. The open plan kitchen/dining room is (not will be) fitted with attractive wall and floor cupboards with worksurfaces. There are (not will be) range of integrated appliances. Property also benefits from a utility room with a rear door leading to a patio area, and understairs storage cupboard. On the first floor are three double bedrooms with the principal bedroom benefitting from an en-suite bathroom room, a contemporary fitted bathroom suite, airing cupboard and hatch to a loft space.

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

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 rear with parking area for two cars.

SITUATION

Nottington Park is conveniently situated on the edge of Nottington village and in a conservation area. This exciting development is designed around green open spaces, tree lined avenues, woodland play area and walkways. Nottington Park offers the perfect setting for those looking to enjoy the benefits of a low-maintenance, energy-efficient new home set in the Dorset countryside nestled just off the world-famous Jurassic coast.

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. The location also allows easy access to the Dorset Countryside, with Lorton Meadows a short walk away, perfect for dog walking and family strolls through peaceful meadows and woodland.

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 offers rail links to Dorchester, Bournemouth, London Waterloo and Bristol Temple Meads.

DIRECTIONS

From Dorchester take the A354 Weymouth relief road, signposted to Weymouth. At the first roundabout take the 2nd exit signed Weymouth. Continue for about 2 miles and at the 2nd roundabout take the 3rd exit signed Upwey. Proceed along this road, taking the third left hand turning, signed Nottington and take the left hand turn into the development.

SERVICES

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

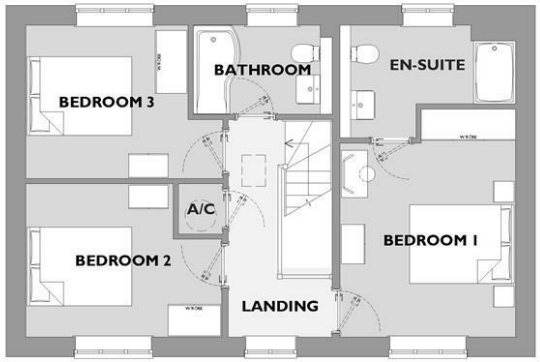
The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

Local Authority
Dorset Council - Tel: 01305 251010

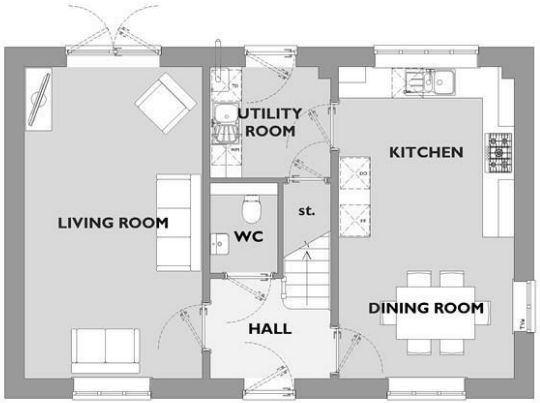
Council tax band – new build to be assessed
Predicted EPC band - B

Estate management charge
£185.49 per annum

Tenure
Freehold



FIRST FLOOR



GROUND FLOOR

PLOT 201

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.35 x 3.70m (10'11 x 12'1ft max)
(Dimensions excluding wardrobe recess)

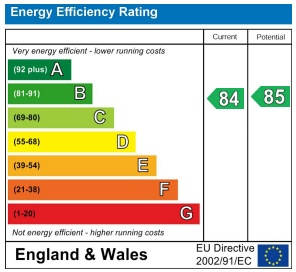
Bedroom 2
3.74 x 2.92m (12'3 x 9'7ft max)

Bedroom 3
3.1 x 2.92m (10'2 x 9'7ft)
(Dimensions excluding door recess)

GROUND FLOOR

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

Kitchen / Dining Room
3.35 x 5.95m (11'0 x 19'6ft max)



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