

A two-story red brick building with a grey roof and black gutters. The ground floor features a bright blue door with a small window and a grey awning, and three grey corrugated metal garage doors with arched brickwork above them. The first floor has four white-framed, multi-paned windows. The building is set on a paved area next to a green lawn.

Symonds  
& Sampson

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

# Plot 198, 12 Tumulus Lane

Nottingham Park  
Weymouth, Dorset DT3 5FZ

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.



- Coach House on two levels
- Open plan accommodation
- Fully enclosed walled garden
- Garage and one parking space
- Council Tax Banding – Banding TBC
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £330,000

Freehold

Weymouth Sales  
01305756989  
[weymouth@symondsandsampson.co.uk](mailto: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  
£162.45 per annum

Please note that the property partly goes over a garage.





# 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)

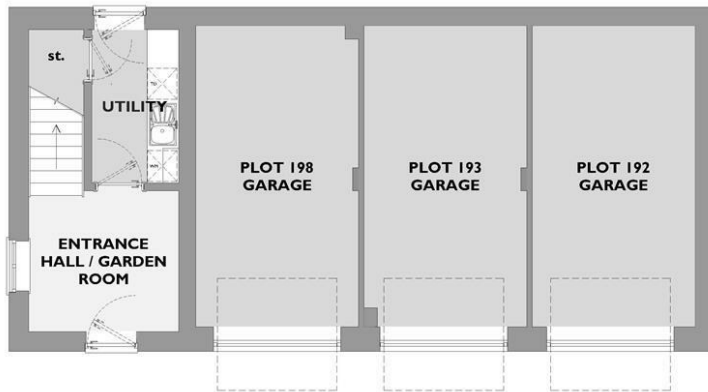
## GROUND FLOOR

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)



FIRST FLOOR



GROUND FLOOR

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/19.02.26rev



01305756989

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



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