

Symonds  
& Sampson



Plot 153, 4 Loveridge Road  
Nottingham Park, Weymouth, Dorset



# Plot 153

4 Loveridge Road  
Nottingham Park  
Weymouth  
Dorset DT3 5EH

Plot 153 is a three bedroom semi detached house with a main bedroom en-suite, bathroom, kitchen/ dining room, living room, garage and 2 parking spaces.



- 2 storey semi- detached house
- 3 double bedrooms, including principal bedroom with en-suite
  - Flooring included.
  - South-facing enclosed garden
- Single garage with parking for two cars
- Council Tax Banding – Banding TBC
  - EPC B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £450,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Plot 153 is constructed with rendered elevations under a slate roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage with parking for two cars.

## ACCOMMODATION

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a front sitting room. The open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances and, glazed doors from the dining room area to the garden. On the first floor are three double bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite, airing cupboard and hatch to a loft space.

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

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 plot 137 except the garden which is for illustrative purposes..

## 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 with 2 parking spaces.

## DIRECTIONS

What3words///hazelnuts.trial.freezing

## 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.

## SERVICES

Mains gas, electric, water and drainage. 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  
£185.09 per annum

Tenure  
Freehold



# PLOT 153

THREE BEDROOM HOME

## FIRST FLOOR

Bedroom 1  
3.10 x 4.67m (10'2 x 15'4ft max)  
(Dimensions excluding wardrobe recess)

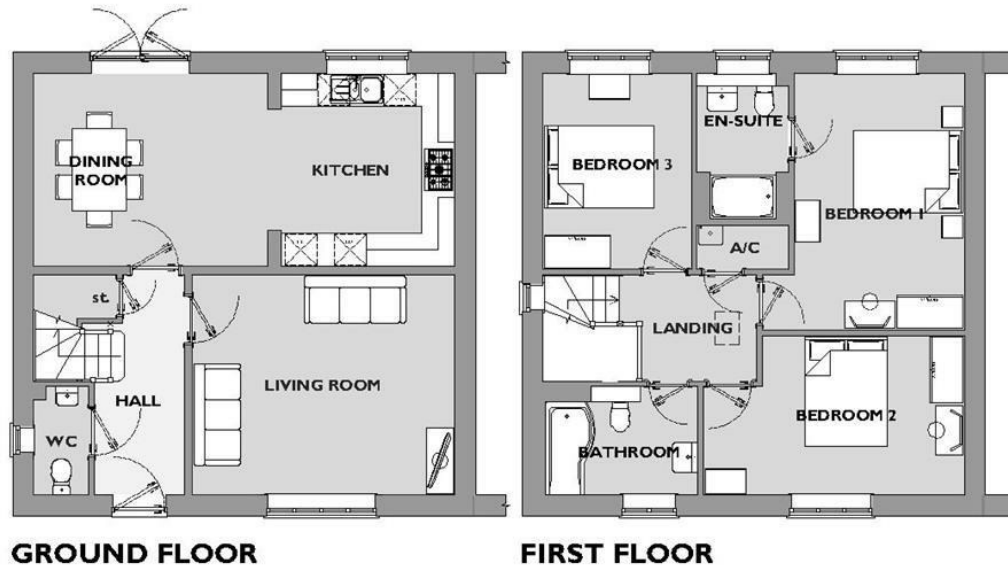
Bedroom 2  
4.75 x 2.90m (15'7 x 9'6ft max)

Bedroom 3  
2.70 x 3.56m (8'10 x 11'8ft)  
(Dimensions excluding door recess)

## GROUND FLOOR

Living Room  
4.78 x 4.00m (15'8 x 13'2ft max)

Kitchen / Dining Room  
7.67 x 3.51m (25'2 x 11'7ft max)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 86                      |           |
| (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 |           |

PGS/Poundbury/30.10.24



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