



Dorchester Road
Weymouth
£500,000



PARKERS
PROPERTY CONSULTANTS & VALUERS



Offered with no onward chain, this well-presented four-bedroom family home situated in the popular Dorchester Road area of Weymouth. The property offers spacious and versatile accommodation, including two reception rooms, a modern fitted kitchen with adjoining utility area, four double bedrooms, a private shower room to the principal bedroom and a family bathroom. Further benefits include a double-aspect annexe, driveway providing parking for multiple vehicles, a single garage and a rear garden with access either side. EPC rating TBC.

Weymouth is a picturesque seaside town located midway along the stunning Jurassic Coast, a UNESCO World Heritage Site, and lies just seven miles south of the historic county town of Dorchester. Renowned for its golden sandy beaches, traditional promenade, and vibrant harbour. In 2012, the town gained recognition as the host of the sailing events for the London Olympics, alongside neighbouring Portland, resulting in improved transport links, including the construction of a relief road and an extensive network of cycle paths. The town offers a wide range of amenities, from independent shops and restaurants to leisure facilities and healthcare services, as well as a selection of schools. Weymouth is serviced by mainline train links to London Waterloo and Bristol Temple Meads and a regular bus service to the County town of Dorchester.



Accessed via a part-glazed entrance door, the welcoming hallway provides access to the ground floor accommodation. The dining room features a large bay window to the front and an attractive feature fireplace. The modern fitted kitchen comprises a range of wall and base-level units with wooden worktops, a sink and drainer, under-counter fridge, space for a cooker with extractor hood over, and a useful opening leading through to the utility area. The utility room provides space for a washing machine and tumble dryer, together with a side door providing access to the outside. The main living room is a bright and spacious reception room, featuring a large bay window to the front, patio doors opening onto the rear garden and a gas fireplace. There is also a double-aspect annexe, with a door providing access to the side of the property.

Stairs rise to the first-floor landing, where there is a useful over-stairs storage cupboard. Bedroom one benefits from a large bay window and a door leading through to a private shower room. Bedrooms two, three and four are all well-proportioned double bedrooms, with fitted storage. The family bathroom comprises a panel-enclosed bath with shower over, wash hand basin, WC, tiled walls and vinyl flooring.

Externally, the front of the property benefits from a driveway providing parking for multiple vehicles, a lawned area and a single garage. To the rear is a lawned garden with side gate access.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band E.

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

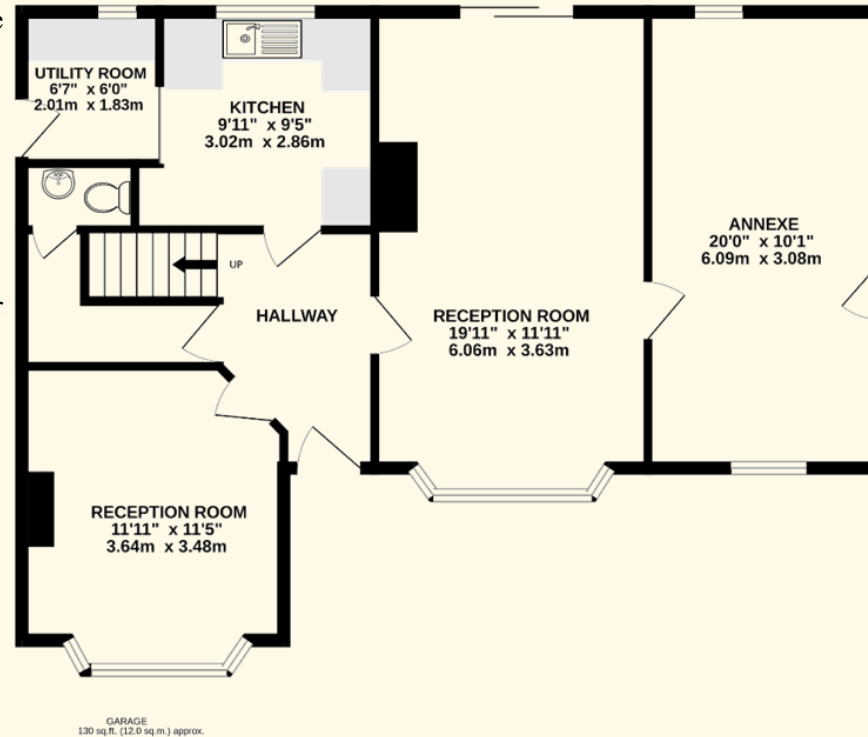
Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

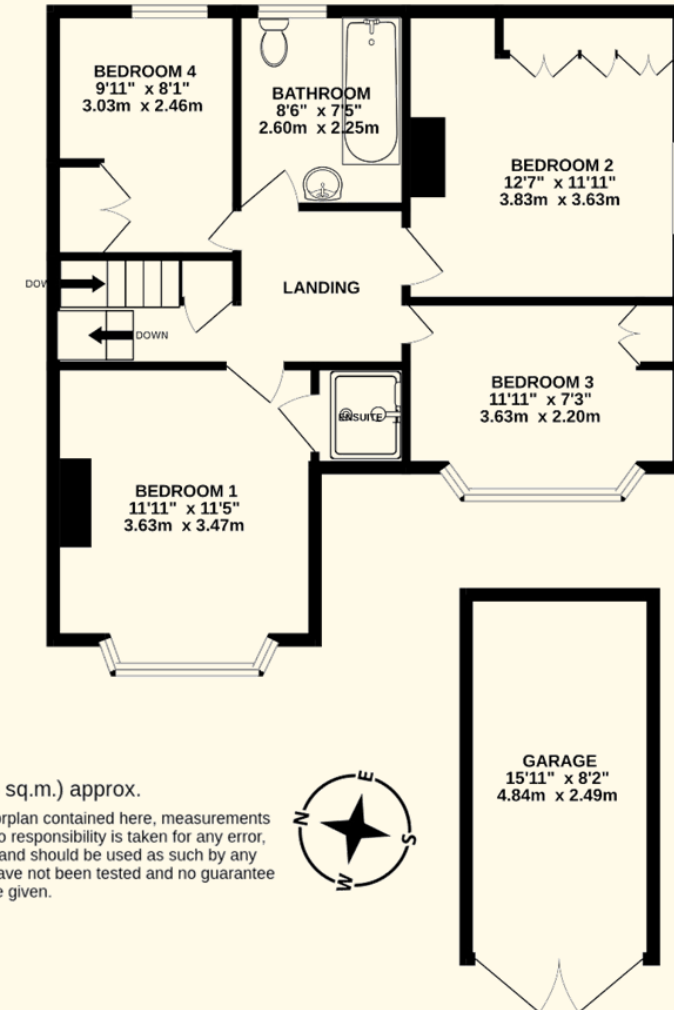
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#/intro>

GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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