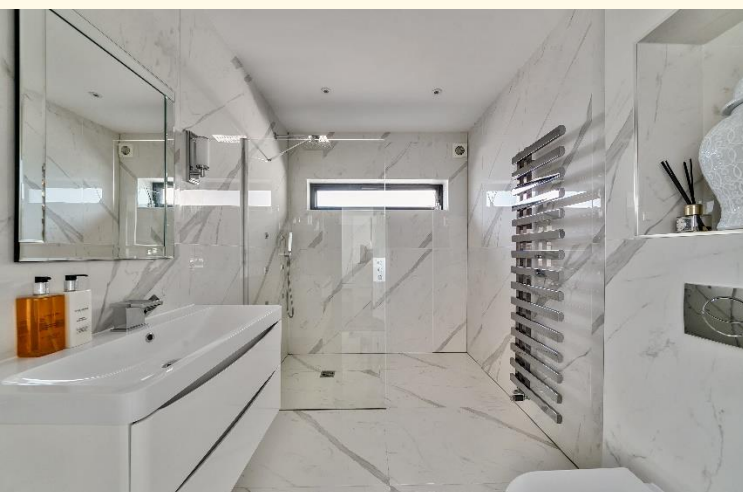




Mount Pleasant Avenue South
Weymouth





OFFERED WITH NO ONWARD CHAIN and positioned in the highly sought-after area of Radipole, within one of Weymouth's most desirable residential locations, is this outstanding detached family home, boasting over 3,000 sq. ft of beautifully presented inside accommodation. The property has been extended and significantly improved by the current owners and is finished to a high standard throughout. The home features a stunning open-plan kitchen/living/dining room, separate utility room, storage/office space, six bedrooms with en-suite facilities to three of the rooms, family bathroom and ground floor WC. A true highlight of the home, is the stone-clad outbuilding, complete with just over 1000 sq. ft of leisure facilities, including an indoor swimming pool, hot tub, sauna, steam room, wet room/changing area, separate WC and pump room. The garden has been thoughtfully designed for easy maintenance and stretches generously to the rear. There is ample off-road parking for up to five-six cars to the front of the home. EPC rating C.

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.



Upon entering this impressive property, you're instantly taken through to the welcoming hallway that effortlessly leads to the majority of principal rooms.

A striking open-plan kitchen, living and dining space offers an exceptional setting for modern family life and entertaining. The entire area is finished with sleek marble tile flooring and the kitchen is appointed with a stylish range of wall and base units, with granite work surfaces over. Integrated appliances include a double sink with a boiling water tap, two electric fan ovens, a steam oven, microwave, built-in coffee machine, electric hob, and two dishwashers. A large central island provides breakfast bar seating. The living area features an attractive chrome wood burner, while the good-sized dining space easily accommodates a large dining table and chairs. Full-width sliding doors span the rear of the room, flooding the entire space with natural light and creating a seamless connection to the garden. A separate utility room houses the boiler and provides further space for appliances if desired.

Bedroom six and a WC complete the ground floor.

A striking floating staircase with a sleek steel and glass balustrade leads to the first floor, where you'll find the remaining bedrooms and the well-appointed family bathroom. There are five bedrooms in total, most of which are thoughtfully appointed with fitted wardrobes. Three of the bedrooms boast their own exceptionally designed en-suite shower rooms. Two of the bedrooms also enjoy access to a Juliet balcony, allowing natural light to pour in and offering a lovely outlook over the garden and towards the sea.

Outside:

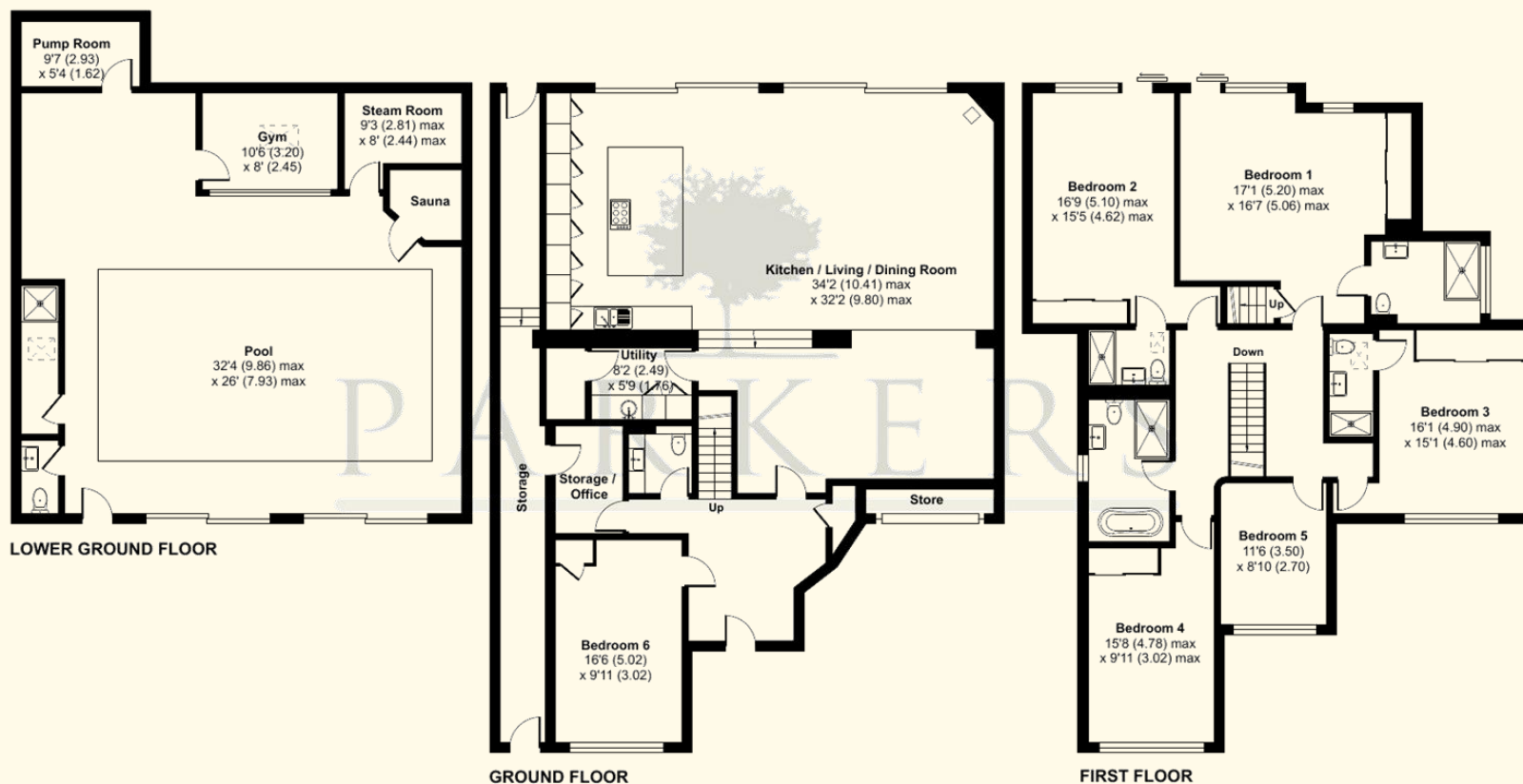
The outdoor space itself is equally impressive, with a large expanse of low-maintenance artificial lawn bordered by mature planting. A composite decked terrace runs the full width of the property, offering the perfect spot for outdoor seating and entertaining. Towards the bottom of the garden, there is a stone-clad outbuilding that houses over 1,000 sq. ft. of superb leisure facilities. Inside, you'll find an indoor swimming pool, hot tub, sauna, steam room, a wet room, a separate WC, and a dedicated pump room. To the front, there is off-road parking for multiple vehicles.



Mount Pleasant Avenue South, Weymouth, DT3

Approximate Area = 4434 sq ft / 411.9 sq m (excludes store)

For identification only - Not to scale



Flood Risk:

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

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

Broadband and Mobile Service:

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

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The property is currently subject to National Non Domestic Rates due to its holiday let status. The charge for the current year is £5389.20

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.