



Dorchester Road
Weymouth



Situated in the heart of Weymouth and within a conservation area, this characterful Grade II listed semi-detached family home is well presented and offers spacious, versatile living. The impressive accommodation showcases period features that harmonize with modern enhancements, creating a comfortable and stylish home. The property comprises four bedrooms, three reception rooms, a kitchen with an extended dining area, a utility room, two family bathrooms, and en-suite facilities. Externally, the property boasts a generous rear garden featuring a hot tub, a summer house, and a pond.

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 harbor. In 2012, the town gained recognition as the host of the sailing events for the London Olympics, alongside neighboring 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.

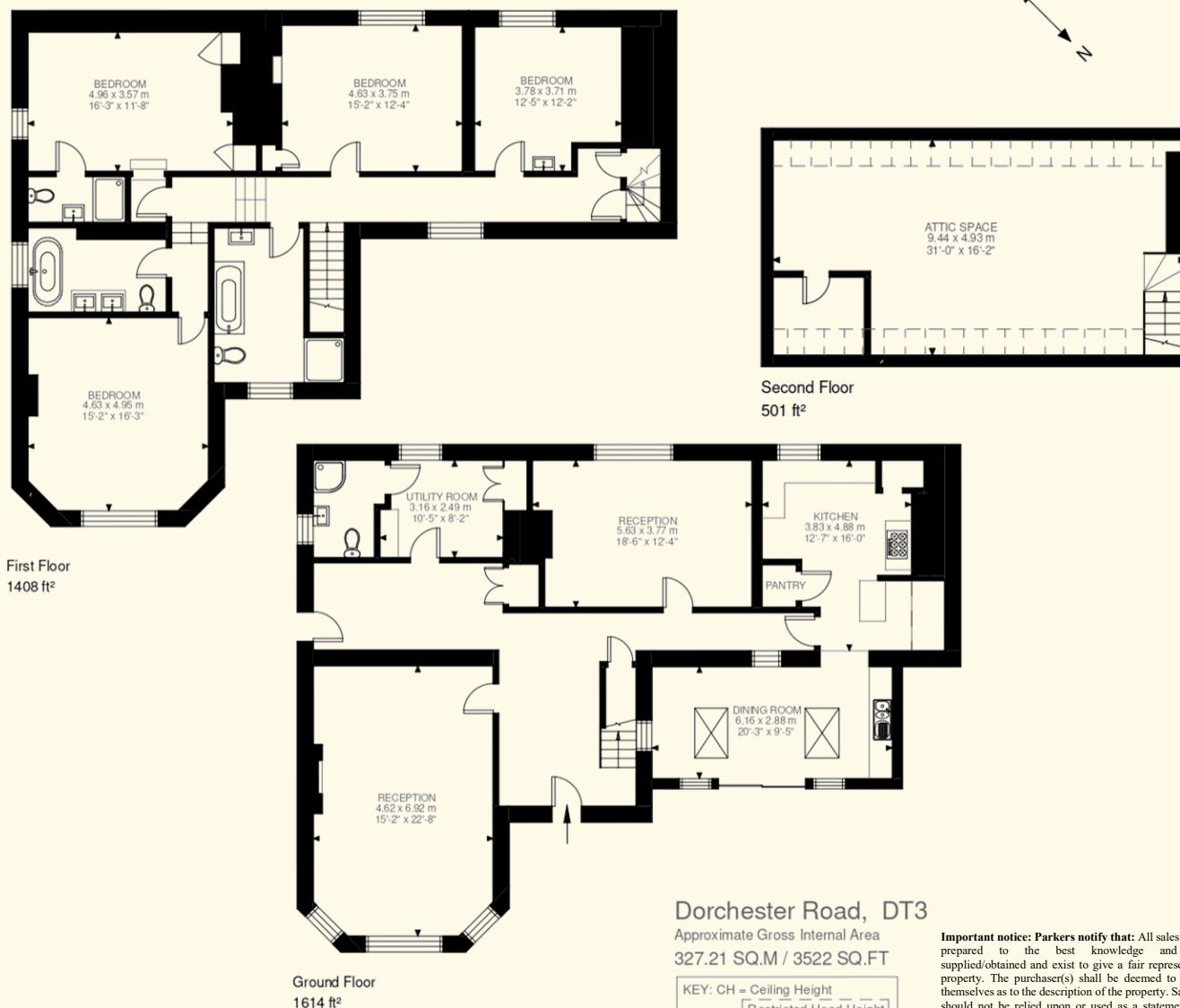


The property is accessed via a private walled and gated entrance, leading to a part-glazed front door. Upon entry, you are welcomed into a generously sized hallway where attractive flagstone flooring flows throughout the majority of the ground floor, setting the tone for this charming period home. A utility room provides an ideal space for coats and shoes and houses space for appliances. Additionally, there is access to a ground-floor shower room, tastefully designed with pastel décor and herringbone wall tiling. The principal reception room is steeped in character, featuring picture rails, deep skirting boards, sash windows, exposed wooden flooring, and a beautifully presented central open fire, continuing the warm and cosy feel of the home. The second reception room benefits from a large front aspect and also features an open fireplace with exposed brick surround, the room is further complemented by wooden floorboards, exposed beams, and rich, dark décor. The modern kitchen is tastefully in-keeping with the character of the property, featuring a range of wall and base units with work surfaces over and matching upstands. A 1½ sink with boiling water tap enhances practicality. Exposed beams frame an inglenook recess housing a Flavel electric double oven with seven-ring gas hob. The current owners have extended the kitchen to create a dining area, where large sliding doors provide direct access to the garden. Bespoke fitted dining furniture and two skylights complete the space.

Stairs rise to the first floor, where the landing provides access to all four bedrooms, each of which is double in size, with one benefitting from en-suite facilities. Character features continue throughout the first floor, including exposed beams and split-level design. There are two beautifully renovated bathrooms finished to a high specification. The first features a freestanding roll-top copper bath, matching dual copper sinks, and a high-level WC with pull chain, complemented by wood-effect tiled flooring and decorative wallpaper. The second bathroom is equally impressive, offering a freestanding bath with mixer tap, a separate shower cubicle, WC, and wash hand basin, with tongue-and-groove panelling and wood-effect flooring completing the stylish finish.

A secondary staircase leads to the second floor, where an additional room provides versatile and useful living space.

Externally, a raised terrace adjoins the extended living area, offering an ideal space for outdoor dining. The garden features a seven-seater hot tub, a summer house, and a well-established pond, with expansive areas of shingle and lawn creating an attractive and private outdoor environment.



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.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D.

Agents Note:

Please note that this property is a grade II listed building.

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, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

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>