



Vines Place
Weymouth
£435,000



This well-presented, semi-detached, family home is favourably situated within Weymouth, boasting light and airy accommodation consisting of a sitting room, kitchen/diner, family room, three bedrooms, family bathroom, en-suite facilities and a ground floor WC. Externally the property offers a south-westerly facing rear garden, gated parking and a garage. EPC rating C.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. It seamlessly blends timeless coastal charm with vibrant modern living. Renowned for its award-winning sandy beach, elegant Georgian Esplanade, and bustling historic harbour, the town offers an enviable outdoor lifestyle complete with watersports, fresh seafood dining, and picturesque coastal walks. Boasting a strong sense of community, a direct rail link to London Waterloo and Bristol Temple Meads, Weymouth provides the perfect setting for families, retirees, and professionals seeking a relaxed seaside sanctuary without sacrificing convenience. The superb National Sailing Academy attracts numerous visitors and it is also home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths.



A short set of steps leads to the property, with a door taking you through to the hallway where access can be gained to all principal ground floor rooms and ground floor WC. Also situated in the hallway is a useful under stair storage cupboard.

The good-sized sitting room features a front aspect window and a central fireplace with surround and mantle and coal effect gas fire.

The kitchen/diner has tiled flooring throughout and is fitted with a range of wall and base level units with worksurfaces over and modern tiled splashback. Integral appliances include dishwasher, fridge-freezer and double oven. The separate utility room offers worktops and space for a tumble dryer or fridge and plumbing for a washing machine. The boiler can also be located in the room. A side door offers external access.

An opening from the kitchen leads through to the family room, providing additional living accommodation to the property and a light and airy space with room for a dining table and chairs. French doors open onto the rear garden.



Stairs rise to the first floor where the bedrooms and family bathroom are situated. An airing cupboard can be located on the landing.

The modern family bathroom is fitted with a suite comprising of a panel enclosed bath with shower attachment over, WC and wash hand basin with vanity storage below.

There are three bedrooms in the property all benefitting from a front or rear aspect window allowing plentiful natural light to enter the rooms. Bedroom one features fitted wardrobes and an en-suite shower room with fully tiled flooring and partly-tiled walls.

Externally, there is a well presented, south-westerly facing, rear garden, with a variety of shrubs and plants. The space is mainly laid to lawn with an area of decking and patio abutting the property. The home further offers a summerhouse, gated off-road parking and a garage.

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-landtax/#/intro>

Services:

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

Broadband:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

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

Flood Risk:

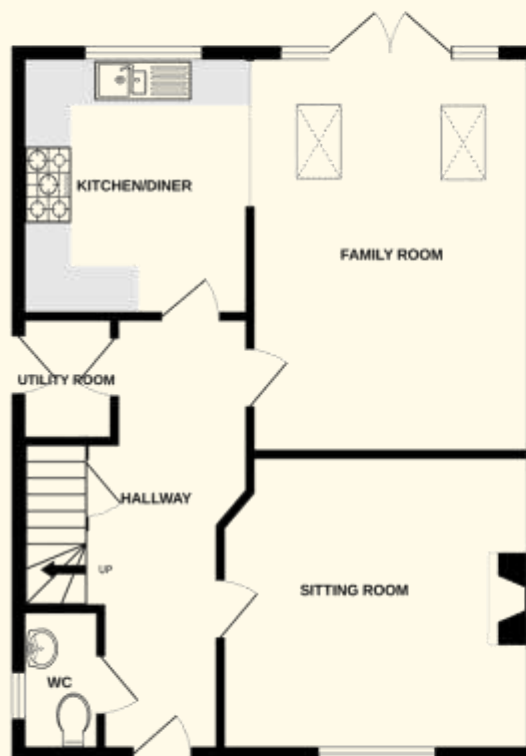
Enquire for up-to-date details or check the website for the most current rating.

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

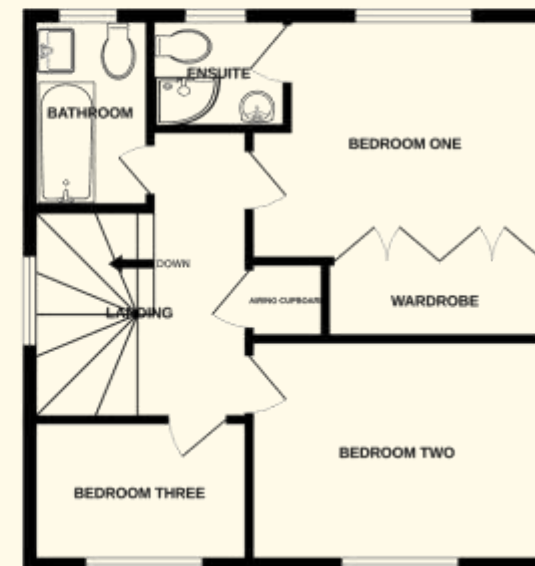
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970
Council Tax Band D.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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Room Dimensions:

Sitting Room	4.11m x 3.94m (13'06" x 12'11")
Kitchen/Diner	3.45m x 2.90m (11'04" x 9'06")
Family Room	5.26m x 3.71m (17'03" x 12'02")
Bedroom One	3.38m x 3.20m (11'01" x 10'06")
Bedroom Two	3.89m x 2.97m (12'09" x 9'09")
Bedroom Three	3.00m x 1.91m (9'10" x 6'03")

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.