



Orchard Way
Weymouth

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN, and situated in the popular seaside town of Weymouth, is this modern, beautifully presented three bed detached house boasting a kitchen/diner, reception room, utility room, two bathrooms and a ground floor W/C. The property has undergone impressive enhancements and improvements throughout, including bespoke fitted wardrobes to all bedrooms. The property sits on a generous corner plot with a private, south facing garden that is tastefully landscaped, a perfect spot for relaxing and entertaining. Additionally, there is parking for two cars, including a single car port. EPC rating B.

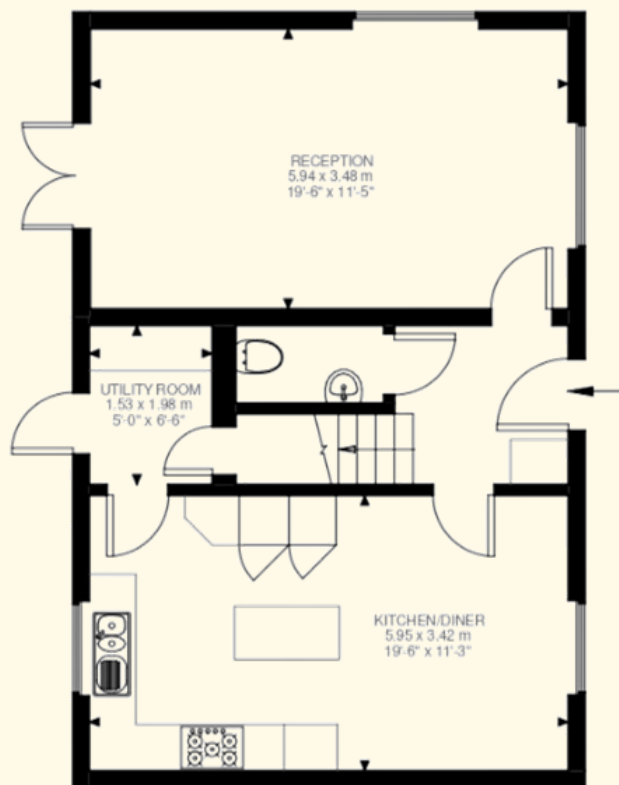
Weymouth, located on the stunning Jurassic Coast in Dorset, is a charming seaside town known for its golden sandy beach, historic harbor, and vibrant promenade. The town offers a range of amenities, including shops, restaurants, cafes, and traditional seaside attractions, making it a popular destination for families and holidaymakers. Its coastal surroundings boast dramatic cliffs and scenic walking paths such as the South West Coast Path. Just beyond the shoreline, the Dorset countryside unfolds with rolling hills, nature reserves, and picturesque villages, offering visitors a perfect blend of coast and country to explore. A mainline train links the town to both London Waterloo and Bristol Temple Meads and local buses connect to nearby towns and villages. Just seven miles north is the historic county town of Dorchester offering further amenities and local history.



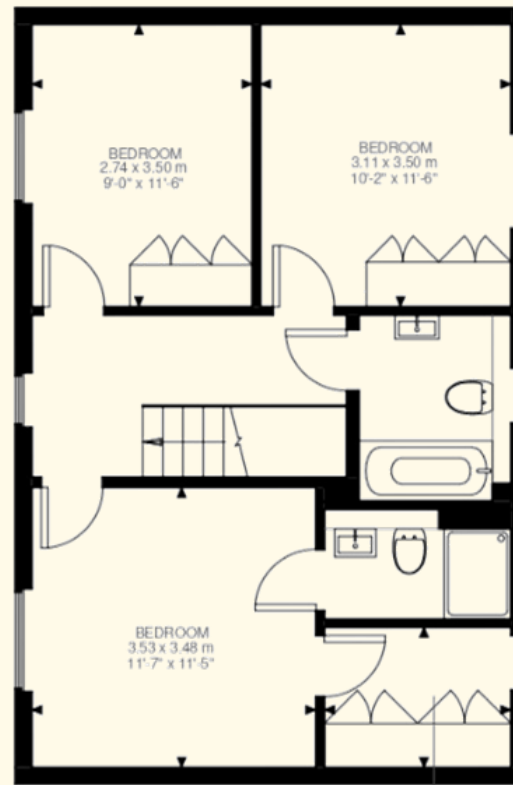
Enter into the impressive hallway, where there is access to both primary rooms, a stylish W/C and stairs to the first floor, complimented with herringbone style flooring that flows in to the reception room. The reception room offers a modern and light feel, flooded with plentiful natural light from its triple aspect where French doors lead directly to the garden. Adjacent is the modern and stylish kitchen/diner, finished to a high specification and featuring a central island with a granite worksurface over, providing storage below. The wall and base level shaker style units have wood effect work surfaces over and a tiled splash back. Integral appliances include a fridge/freezer, dishwasher, eye level double oven and grill, 5 ring gas hob and extractor hood over. Flagstone style flooring and underfloor heating flows into the utility room, where there is extra worksurface space for further appliances, additionally, the room provides access to under stairs storage cupboard and access to the garden.

The impressive, modern style and presentation continue to the first floor where all three bedrooms are well appointed with bespoke fitted wardrobes and all rooms are of double size. Bedroom one benefits from en-suite shower room, comprised of a walk-in shower, W/C and hand wash basin, tastefully finished with fully tiled walls. The family bathroom has a similar style, with panel enclosed bath, a W/C and hand wash basin.

A real feature of the property is the rear garden, a generous size offering a southerly aspect and landscaped to include a patio seating area covered by a pergola, astro turf and boarded by raised flower beds that are managed with a fitted irrigation system.



Ground Floor
595 ft²



First Floor
597 ft²

Orchard Way, DT4
Approximate Gross Internal Area
110.74 SQ.M / 1192 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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.

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>

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#>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

We are advised that the council tax band is **D**.

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>