



Lime Park Mews, Dorchester Road, Weymouth, Dorset

A well-appointed modern townhouse part of an attractive mews-style development in the Upwey area of Weymouth.

Guide Price
£360,000
Freehold



Lime Park Mews, Dorchester Road, Weymouth, Dorset, DT3 5LG

- Modern townhouse situated within a mews style development
- Contemporary interior with well-appointed kitchen/dining room
 - Bay fronted sitting room
 - Principal bedroom with ensuite
- Two guest bedrooms and family bathroom
 - Enclosed courtyard garden
 - Countryside views
 - Allocated Parking
 - Council tax band D

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

This townhouse is located in the Upwey area of Weymouth and is part of an attractive mews-style development. The house is built in a traditional style and has a well-appointed interior, featuring a fitted kitchen/dining room with integrated appliances and luxury fitted bathrooms and en-suite facilities. The three-story accommodation includes an entrance hall, cloakroom, and a spacious kitchen/dining room with anthracite and white gloss units, anthracite tiling, and white leather effect worktops. The kitchen comes equipped with a built-in fridge freezer, stainless steel fan-assisted electric oven, glass gas hob, curved glass extractor hood, and built-in microwave. The dining area is spacious and opens out to a private enclosed garden.

On the first floor, there is a spacious sitting room with a bay window to the front and two bedrooms at the rear. The family bathroom is fitted with a bath and shower mixer, a vanity unit with a ceramic basin, cupboards, and a close-coupled WC. On the second floor, the principal bedroom suite has an en-suite shower room with a walk-in shower,

wash hand basin, vanity unit, and WC. The room features beautiful Travertine tiling to the shower area and basin splashbacks.

Externally, the house benefits from an allocated parking space, and at the rear, there is an enclosed courtyard garden with a paved terrace and timber shed.

Connected Person: Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a relative of a member of staff of Symonds & Sampson and as such constitutes a 'connected person'.

Situation

Upwey is an attractive area with many period buildings, situated in pleasant countryside, nestling in a Dorset down land valley about 3 miles north of Weymouth and 4 miles south of Dorchester. The area is home to the Upwey Wishing Well and Tea Room, St Laurence Church as well as 2 public houses and a mainline railway station to London/Waterloo and Bristol /Temple Meads and Tesco convenience store.

A good range of amenities can be found within approximately 1 mile including a general store at Broadway, a take-away, florist, veterinary clinic, petrol station and sport centre at Redlands. There are both primary and secondary schools close by.

Both Weymouth and Dorchester town centres offers a comprehensive range of shops, marina as well as cultural, recreational and further educational facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline and the rolling country side that surrounds the area.

Services

Mains gas, electric, water and drainage. Gas fired central heating system.

Premier Guarantee

The house benefits from the remainder of a 10-year warranty.

Local authority
Dorset Council 01305 251010
Council Tax D

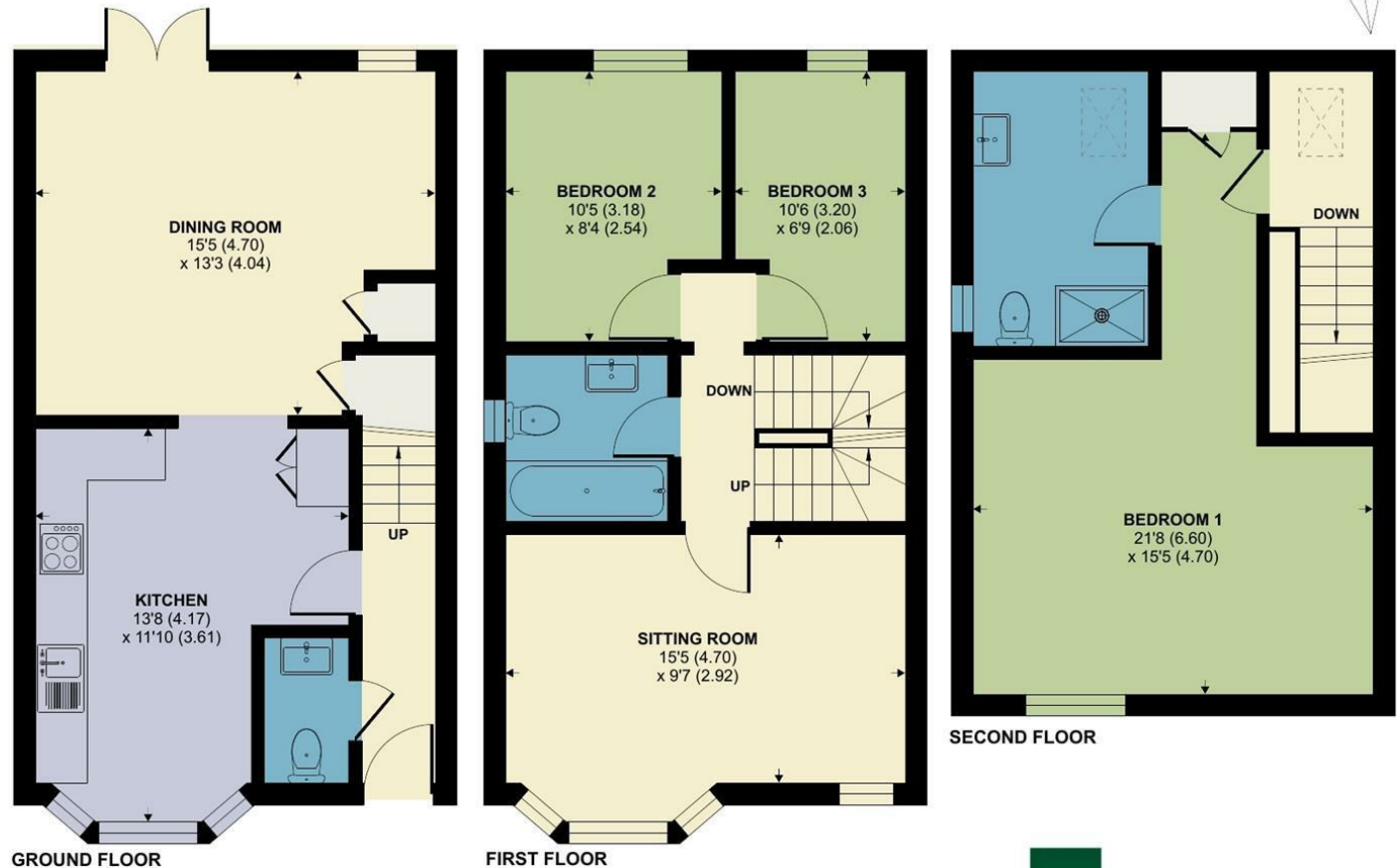
Dorchester Road, Weymouth

Approximate Area = 1232 sq ft / 114.4 sq m
For identification only - Not to scale



Directions

From Dorchester proceed south on the A354 towards Weymouth. After passing over the Ridgeway Hill take the first exit (Signposted Bincombe/Upwey) at the junction turn left and proceed under the road. Turn right and then under the railway bridge. Proceed along the Dorchester Road, continue past the Royal Standard Public House and Lime Park Mews will be found on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1037061



Poundbury DW 19/09/23

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