



## 36 Weyview Crescent, Weymouth, Dorset

An impressive, individually built detached split level home attractively situated in a cul-de-sac location at Broadway, enjoying beautiful far reaching countryside views.

Guide Price  
**£550,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 36 Weyview Crescent Weymouth Dorset, DT3 5NR

- Popular residential cul-de-sac location at Broadway
  - Rear balcony with stunning countryside views
- Delightful rear gardens backing onto the River Wey
  - Individual split level accommodation
  - Contemporary fitted kitchen and bathrooms
- Versatile accommodation with 3/4 bedrooms and 1/2 reception rooms
  - Off road parking

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

An impressive, individually built detached split level home attractively situated in a cul-de-sac location at Broadwey, enjoying beautiful far reaching countryside views.

The accommodation is arranged over two floors and extremely versatile with the option of utilising a lower ground floor bedroom into an open plan reception room. The property has been subject to comprehensive improvement and modernisation by the current owner with contemporary fitted kitchen and bathrooms, part under floor heating and a large partial glazed balcony to the rear designed to take advantage of the stunning views.

On the ground floor, a reception hall leads into a contemporary fitted kitchen extensively fitted with a range of wall and floor cupboards, display lighting, double oven, integrated fridge/freezer and hob together with central island. The sitting room has underfloor heating with patio doors leading onto a balcony to the rear. There are two

double bedrooms and attractively fitted shower room.

On the lower ground floor is a reception room with bi-folding doors into a bedroom with the option to open into one spacious reception room overlooking the rear gardens. A door leads into the main bedroom which is extremely spacious with built in wardrobes and door to an impressive en-suite wet room with travertine tiled walls and flooring. A door leads to a useful store room and under floor access.

### Outside

Outside, a brick paved drive provides off road parking to the front with summerhouse to the side. The rear garden is a particular feature, enjoying delightful views and bounded by the River Wey at the bottom of the garden. A sun terrace with steps leads down to lawned gardens with rockery and an abundance of shrubs, trees and plants. At the far end of the garden is a garden store

### Situation

The property is situated on the outskirts of the coastal resort of Weymouth. There are a good range amenities close by including, Broadwey Stores, an excellent local store, a petrol station/Marks and Spencer convenience store, 3 supermarkets including Sainsbury's, a Sports Centre and Public House all of which are within easy access.

There are both primary and secondary schools close by at Redlands. Weymouth town centre can be found approximately 2 miles to the south and 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.

There is a mainline rail station at Upwey, approximately 1/2 of a mile from the property that provides rail links to

London Waterloo and Bristol Temple Meads and easy access onto the Weymouth relief road.

**Services**

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

Broadband- Superfast broadband is available  
Mobile phone coverage- Network coverage is fair indoors and good outside  
(Information from <https://www.ofcom.org.uk>)

**Local Authority**

Dorset Council Tel: 01305 251010  
Council Tax Band D

**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 and the railway bridge onto the Dorchester Road. Continue towards Weymouth and after passing the Veterinary Practice on your left hand side take the next right hand turn into Weyview Crescent and the property will be found on the right hand side.



**Weyview Crescent, Weymouth**

Approximate Area = 1420 sq ft / 131.9 sq m  
Outbuilding = 65 sq ft / 6 sq m  
Total = 1485 sq ft / 137.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	77
(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 2024. Produced for Symonds & Sampson. REF: 1079319



Poundbury/DW/02.02.24

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