



Symonds
& Sampson

Sunflower Cottage

23 Carlton Road South, Weymouth, Dorset

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23 Carlton Road South
Weymouth, Dorset, DT4 7PL

FOR SALE BY INFORMAL TENDER 12 NOON,
WEDNESDAY 18TH DECEMBER 2024.

A detached split-level property situated in a tree-lined road close to local amenities and within easy reach of the town centre, beaches and harbour.



- Detached split-level house
- 2160 sq ft of versatile accommodation
- Potential to create off road parking (subject to consent to drop curb)
 - Enclosed garden
- For Sale By Informal Tender 12 noon 18th December 2024



Informal Tender £350,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

In recent years this deceptively spacious property has been utilised as a house of multiple occupancy and could produce a rental income for an investor buyer or be re-purposed as a family home.

ACCOMMODATION

The property offers 2160 sq ft of accommodation, on the ground level there are three bedrooms, a kitchen and a bathroom. To the lower ground floor are two bedrooms, a communal sitting room, a kitchen, two bathrooms and two additional rooms with windows.

OUTSIDE

To the front of the property is a garden area with timber store and a forecourt which could provide parking subject to consent to drop the curb. The rear garden is enclosed and laid to lawn with a sun terrace and pedestrian gate to the rear.

SITUATION

The house is well-positioned to enjoy this lively seaside resort. The beach is within a short walk of the beautiful Greenhill Gardens with its tennis courts, putting green and lawn bowls club. The popular Lodmoor Country Park and RSPB Nature Reserve are also accessible. The town centre is within 1 mile and provides a comprehensive range of shopping facilities as well as a sandy beach and picturesque harbour. Weymouth benefits from rail links to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///speak.calculating.stream

SERVICES

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

Broadband - Ultrafast speed available in the area with up to 1000 Mbps download speed.

Mobile - It is reported you have limited indoor coverage on all networks but likely coverage outdoors. (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

There is a gate and a right of way in the rear boundary to Cassiobury Road

EPCC

Council Tax Band D



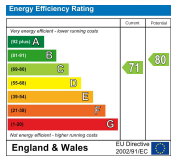
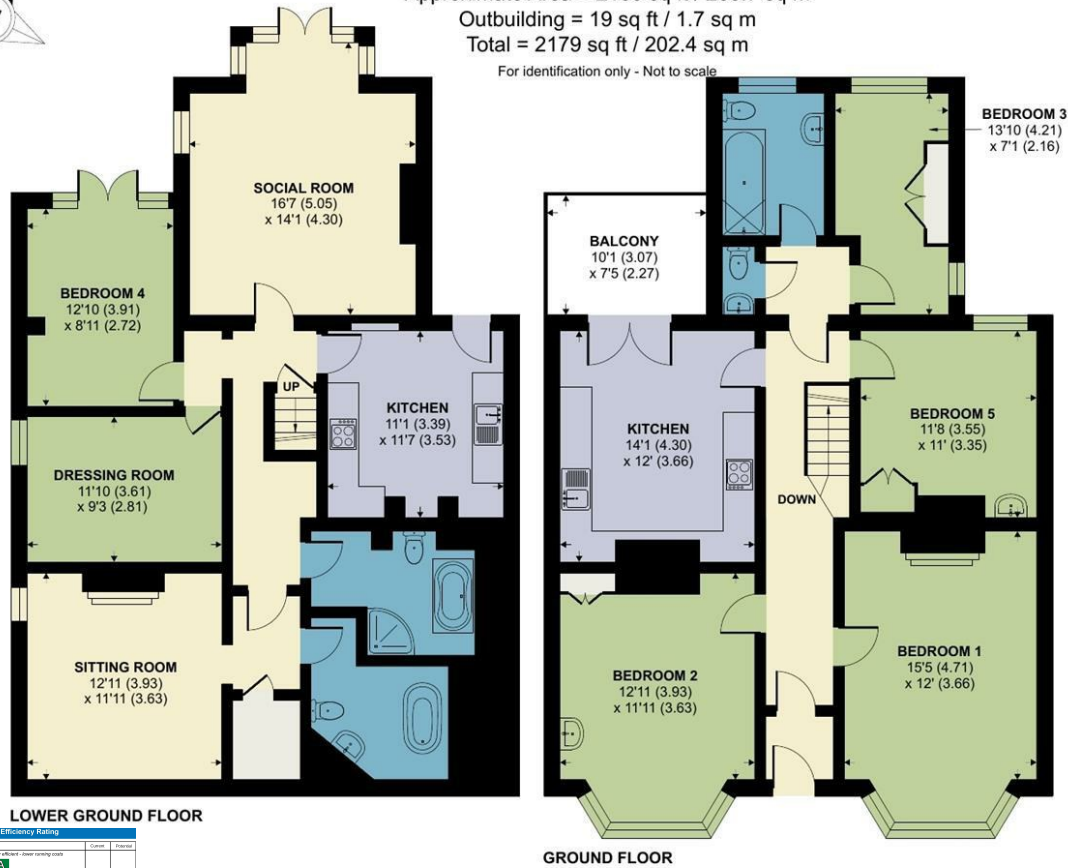
Carlton Road South, Weymouth

Approximate Area = 2160 sq ft / 200.7 sq m

Outbuilding = 19 sq ft / 1.7 sq m

Total = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1215491



Poundbury/MW/20.11.24



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Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

INFORMAL TENDER FORM

To be submitted by **NOON, Wednesday 18th December 2024**
FAO Meridith Wallis, Symonds & Sampson LLP, Agriculture House, Sturminster Newton,
Dorset, DT10 1AR



**Sunflower Cottage, 23 Carlton Road South, Weymouth,
Dorset, DT4 7PL**

Terms:

Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the grant of any planning or other consents, but otherwise it should be subject to contract only.
5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope (if submitting by post) clearly in the left-hand corner with the words "Sunflower Cottage, 23 Carlton Road South - Informal Tender Offer" or in the subject line if submitting by email. If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.
8. The Vendor's solicitor will issue a draft contract following acceptance of an offer.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendor does not commit to accept the highest or any offer.

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

I/We.....

of:.....

Telephone: Email:.....

Hereby submit for **Sunflower Cottage, 23 Carlton Road South, Weymouth, Dorset, DT4 7PL** as indicated on the offer letter, and being the property registered under Land Registry Title Number DT96432, an offer in the sum of:

£.....

Offer in words



Please provide details of funding and other relevant matters:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society / Lender and enclose Mortgage / Agreement in Principle and specify deposit in hand.

Lender:..... Agreement in Principle Enclosed/Attached?: Yes No

Deposit in hand:.....

b. My/our solicitors are:

c. Anticipated timescale :

d. If your offer is subject to sale please provide further information, including your selling agent's details, any other relevant comments -

.....

.....

Dated:

Signed: