

Symonds
& Sampson



Hawkesbury

12 Carlton Road North, Weymouth, Dorset

Hawkesbury

12 Carlton Road North
Weymouth
Dorset DT4 7PX

An individual 1930s detached house situated in a popular and convenient location within easy walking distance of Weymouth beach and town centre.



- Substantial 1930's detached house in convenient location
- Close to Weymouth beach and town centre
 - Extensively refurbished
- Two reception rooms, replacement kitchen/breakfast room and conservatory
 - Four double bedrooms
 - Bathroom and shower room
- Landscaped gardens with rear access to parking and detached garage

Offers In Excess Of £650,000
Freehold

Poundbury Sales
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THE PROPERTY

The property is extremely well presented throughout and has been subject to comprehensive modernisation and improvement by the current owners including replacement kitchen and bathroom, new gas boiler, replacement Upvc double glazed windows and redecoration.

ACCOMMODATION

Hawkesbury is spacious and arranged over two floors. On the ground floor, a welcoming reception hall leads into two reception rooms with the front room having a bay window and living flame gas fire. The rear aspect reception room has French doors opening into a Upvc double-glazed conservatory overlooking the rear garden.

The kitchen/breakfast room enjoys a double aspect and is well-appointed with an attractive range of white gloss wall and floor cupboards with oak worktops. There is an integrated full-height fridge and freezer, dishwasher, built-in oven, four-ring gas hob and extractor hood. A door leads to a utility room with a Worcester gas fired boiler, plumbing for a washing machine and open access into a contemporary fitted shower room.

On the first floor is a spacious landing with side aspect window, hatch to loft and airing cupboard housing pressurised hot water system. A well-appointed contemporary fitted bathroom with panelled bath and shower cubicle has been installed recently, together with a separate upstairs WC.

There are four bedrooms, all of which are double rooms with the main bedroom particularly spacious with front aspect bay window.

OUTSIDE

A brick-paved driveway to the front provides off-road parking. The front garden is lawned with shrubs and hedges. To the rear is a paved patio leading to lawned gardens with shrub borders. At the far end of the garden is a further patio and timber decking, together with a detached garage. Vehicular access is gained from Westbourne Road at 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 within easy reach.

There are a good range of local amenities within a few hundred yards including a Post Office, Mini Supermarket, Bakery and Public Houses. The town centre is within 1 mile and provides a comprehensive range of shopping and educational facilities as well as access to a large sandy beach and a stunning picturesque harbour which is surrounded by galleries, eateries and café/bars. The area is surrounded by rolling countryside and is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. From the house, a walk along the Preston Beach promenade leads to Bowleaze Coveaway, where you

can enjoy a range of water sports pursuits or join the Coastal Path to Osmington Mills. Weymouth benefits from rail links to both London Waterloo and Bristol Temple Meads as well as access via the relief road to the County town Dorchester and main road routes A35 to the south west and south east, A37 north.

DIRECTIONS

What3words///hype.double.curry

SERVICES

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

Broadband: Superfast is available in the area. Highest download speed 74 Mbps

Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council 251010

MATERIAL INFORMATION

The property is found within a conservation area

Council Tax Band E
EPC E



| Energy Efficiency Rating | | |
|---|--|--|
| Very energy efficient - lower running costs | | |
| A++ (91-100) | | |
| A+ (81-90) | | |
| A (71-80) | | |
| B (61-70) | | |
| C (51-60) | | |
| D (41-50) | | |
| E (31-40) | | |
| F (21-30) | | |
| G (1-20) | | |
| England & Wales | | |

Hawkesbury, Carlton Road North, Weymouth

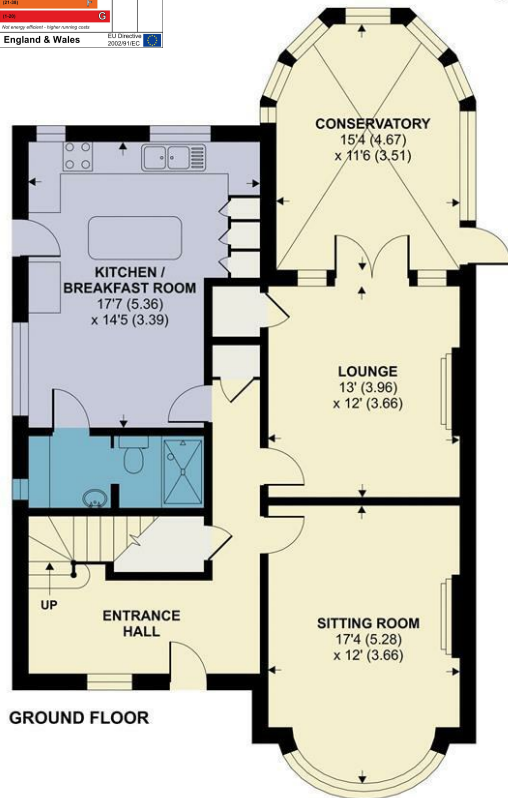
Approximate Area = 1927 sq ft / 179 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 2133 sq ft / 198 sq m

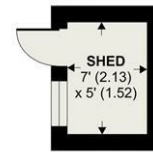
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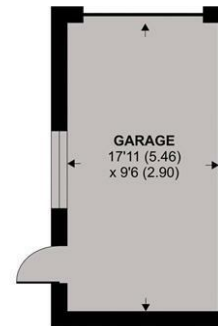
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2021. Produced for Symonds & Sampson. REF: 738940

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