



12 Roman Close

Weymouth, Dorset

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Weymouth
Dorset DT3 5JG

An individually built six bedroom detached house with additional basement rooms set in substantial south facing gardens with extensive parking and outbuildings, conveniently situated within a small cul-de-sac off Dorchester Road.



- Cul-de-sac location at Radipole
- Close to a range of local amenities and supermarkets
- Extensive south facing gardens of 0.29 acres (0.12 hectares)
 - Six bedrooms with balcony to main bedroom
 - Range of useful basement rooms
- Parking for numerous cars, boat or caravan with garage and large workshop
- Easy access to Weymouth and Dorchester

Guide Price £685,000
Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A generous six-bedroom detached house conveniently situated in a cul-de-sac location at Radipole set in extensive south-facing gardens of 0.29 acres with a range of outbuildings and parking for numerous cars. Built in 1972 by the current owners with stonetex elevations under a concrete tiled roof, the accommodation is extremely versatile and ideal for a large family, being arranged over three floors together with a further range of useful basement rooms.

ACCOMMODATION

Entrance hall cloakroom and stairs to the basement and first-floor accommodation. A spacious sitting/dining room with living flame gas fire leads through to a kitchen/breakfast room fitted with a range of wall and floor cupboards with built-in electric double oven, gas hob and sliding door to the pantry and lobby. A door leads to a large south-facing conservatory to the rear with doors to the store room and garage and French doors opening out to the garden.

On the first floor are four double bedrooms, all with built-in wardrobes and wash basins with the main bedroom having a dressing room and access out to a balcony. On the second floor are two more bedrooms with sloping ceilings and a cloakroom/wc off the landing.

The basement rooms comprise a study, lounge, laundry room and various store cupboards and have been used by the owners as part of living accommodation when previously operating bed and breakfast from the property.

OUTSIDE

Gated access to the front opens onto a random stone drive which extends to the attached garage and side and rear of the house, creating an extensive parking area. Gates open at the rear with access to a substantial detached workshop. Immediately adjoining the rear is a paved sun terrace with steps down to wonderful lawned gardens stocked with an abundance of shrubs, hedges and small trees. There is a greenhouse, open fronted store and vegetable garden.

DIRECTIONS

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SITUATION

The property is situated in a popular and convenient location at Radipole within easy reach of Weymouth town centre and beaches, well-reputed primary school and a wide range of amenities close by with a number of supermarkets, Restaurants, Public Houses, Butchers, Hairdressers, Newspaper shop and food outlets all within walking distance. Weymouth is situated along the world heritage coastline and is a busy active seaside resort. The

town provides an excellent range of shopping facilities as well as several cafes, bistros and restaurants.

The surrounding coastline offers the opportunity to enjoy many water sports and leisure pursuits. The county town of Dorchester can be reached within approximately 8 miles and both Weymouth and Dorchester have main line railway stations to London (Waterloo).

SERVICES

Electricity, gas, water and drainage. Gas fired central heating system.

Local Authority
Dorset Council Tel: 01305 221000

Broadband- Ultrafast broadband is available in the area with 1800 Mbps download speeds

Mobile phone coverage- Network coverage is likely indoors and outdoors.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band E
EPC E



Roman Close, Weymouth

Approximate Area = 3302 sq ft / 306.7 sq m

Limited Use Area(s) = 139 sq ft / 12.9 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuildings = 1277 sq ft / 118.6 sq m

Total = 4886 sq ft / 453.9 sq m

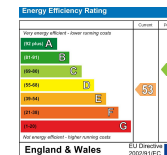
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1247411



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01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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