



Symonds  
& Sampson

24 Belfield Park Avenue  
Weymouth, Dorset



# 24 Belfield Park Avenue

Belfield Park Avenue  
Weymouth  
Dorset DT4 9RE

A traditional family home situated on a much-coveted, tree-lined road.



- Situated in a much coveted tree lined avenue
- Conveniently positioned for the coast, sailing centre, harbour and town
  - Two reception rooms and conservatory
  - Modern fitted kitchen/breakfast room
    - 4 bedrooms, 2 bathrooms
      - Enclosed garden
- Double garage (Currently utilised as a studio)
  - Drive providing off road parking

Guide Price £695,000

Freehold

Poundbury Sales  
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## THE PROPERTY

This traditional family home is situated on a much-coveted, tree-lined road, offering a perfect blend of comfort, convenience, and style. It is nestled in a prime location with nearby amenities, reputable schools, and within easy reach of the coast and sailing centre at Portland.

## ACCOMMODATION

The accommodation layout is spacious and practical, designed to cater to modern family living and entertaining needs. On the ground floor, there is an inviting entrance hall, two reception rooms, a modern fitted kitchen/breakfast room, a utility room, a conservatory, and a cloakroom.

On the first floor, the principal bedroom enjoys the luxury of an ensuite shower room, and there are three further bedrooms and a family bathroom.

## OUTSIDE

The house is approached via a private drive with access to a detached double garage. The garage has been converted into a versatile studio complete with a kitchenette and shower room, providing excellent potential for ancillary accommodation, a home office, or a personal gym.

Occupying a generous corner plot, the gardens surround the house, with the majority laid to lawn with a southerly aspect. There is a secluded sun terrace, a garden store, and a variety of mature shrubs and trees.

## SITUATION

The property is in the Rodwell area of Weymouth, close to amenities like a convenience store, doctor's surgery, chemist, and schools. Lots of attractions nearby include Sandsfoot Beach, Castle Cove with a sailing club, Nothe Gardens, and the Rodwell Trail. Weymouth Town Centre and Hope Square are within 1 mile, offering shopping, eateries, and access to the beach. The area is great for sailing, water sports, and walks along the Jurassic Coast, and has a rail link to London Waterloo and Bristol Temple Meads.

## DIRECTIONS

What3words:///return.heap.helps

## SERVICES

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

Local Authority  
Dorset Council Tel: 01305 251010

Broadband: Superfast is available in the area. Highest download speed 55 Mbps

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

## MATERIAL INFORMATION

Council Tax Band F  
EPC D



Energy Efficiency Rating		
Energy Efficiency Class	Energy Efficiency Score	Energy Efficiency Rating
A	92-100	A
B	81-91	B
C	69-80	C
D	55-68	D
E	39-54	E
F	29-38	F
G	1-28	G

England & Wales

## Belfield Park Avenue, Weymouth

Approximate Area = 2074 sq ft / 192.6 sq m

Outbuilding = 297 sq ft / 27.5 sq m

Total = 2371 sq ft / 220.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1158000



Poundbury/JS/03.03.2025



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