

A modern house with a stone and brick facade. The house features a balcony with a glass railing, a large garage door, and several windows. The roof is dark, and there is a chimney. The house is set in a residential area with other houses visible in the background.

Symonds  
& Sampson

10 Almond Grove  
Southill, Weymouth, Dorset



# 10 Almond Grove

Southill  
Weymouth  
Dorset DT4 9UH

A contemporary detached home with first floor living, located in a cul-de-sac location, enjoying views over Weymouth.



- Stylish detached home
- Open plan kitchen/sitting room
  - Separate dining room
- First floor balcony with views over Weymouth
  - Modern bathroom suite
- An impressive double garage/gym
  - Enclosed garden

Offers In Excess Of £500,000

Freehold

Poundbury Sales  
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## THE PROPERTY

The property is built with brick and stone elevations under a slate roof and has a first-floor balcony. It is located in an elevated position with views of Weymouth. The property is intended for modern living and features three floors of housing.

## ACCOMMODATION

Access the property from the side through a welcome entrance that leads into a sophisticated open plan kitchen/sitting area with a feature log burner on a slate of Portland stone. Sliding doors give access to a balcony with views over Weymouth. The kitchen is extensively fitted with a range of fronted wall and floor cupboards with work surfaces, integrated dishwasher, fridge/freezer, and extractor hood with space for a range cooker. There are three bedrooms, one of which has fitted wardrobes. A modern well-equipped bathroom suite featuring a double shower cubicle and a separate bath. The current owners had a triple aspect dining room added to the rear of the property overlooking the garden.

Stairs go down to the ground floor which features a helpful utility room and door to an outstanding garage that is now being used as a gym with insulated flooring, power, and lights.

On the second level is a triple aspect room with a dressing area and fitted wardrobes. A sliding door leads to a storeroom that may easily be turned into an en-suite bathroom.

## OUTSIDE

To the front of the property is a double driveway with steps leading to the first-floor front entrance door and, access through a timber gate to the rear garden.

The enclosed garden is part laid to lawn with a delightful decked sun terrace with raised shrub and flower borders. To the rear of the garden there is a further gate with pedestrian access to a pathway.

## DIRECTIONS

What3words:///invented.packet.occur

## SITUATION

Almond Grove is located in Southill which has a good range of amenities which includes a post office/general store, takeaways, church and public house. There are also both primary and secondary schools nearby. Weymouth town centre is about 1.5 miles in distance and offers a more comprehensive range of shops, businesses and leisure facilities, plus a mainline rail station with links to London Waterloo and Bristol Temple Meads. The town area is

edged by the Georgian Esplanade and the town's famous sandy beach. There is also the attractive inner harbour and the Brewers Quay area both of which boast a number of eateries, cafe bars and public houses.

## SERVICES

Main water, electricity, gas and drainage.  
Gas fired central heating system.

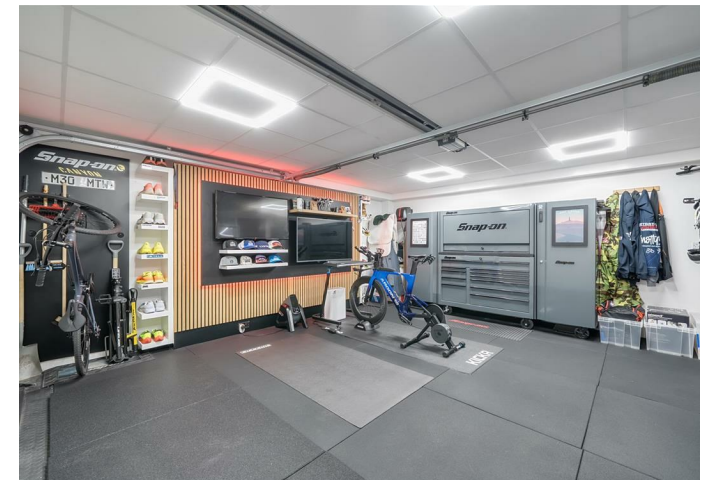
Broadband - Superfast with 67 Mbps speed available  
Mobile - It is reported that you are likely to get mobile coverage outdoors, with limited coverage indoors (<https://www.ofcom.org.uk>)

Local Authority  
Dorset Council  
Tel: 01305 251010

## MATERIAL INFORMATION

EPC C  
Council Tax Band E

Please note - The sellers are anticipated building regulation to come through shortly for the loft conversion to the principal bedroom.





## Almond Grove, Weymouth

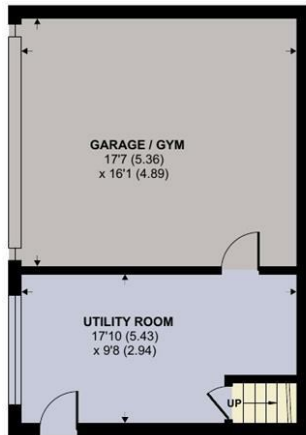
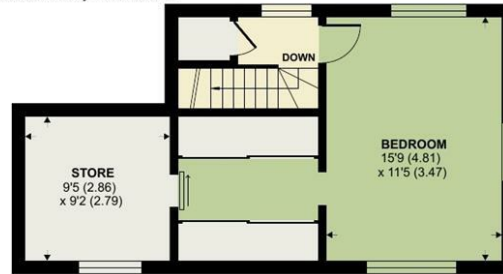
Approximate Area = 1776 sq ft / 164.9 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1299643



Poundbury/PGS/30.05.25



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