

Symonds
& Sampson

1a Coniston Crescent

Weymouth, Dorset

CONISTON CRESCENT
Leading to
GRASMERE ROAD
GRASMERE CLOSE

1a Coniston Crescent

Weymouth
Dorset DT3 5HA

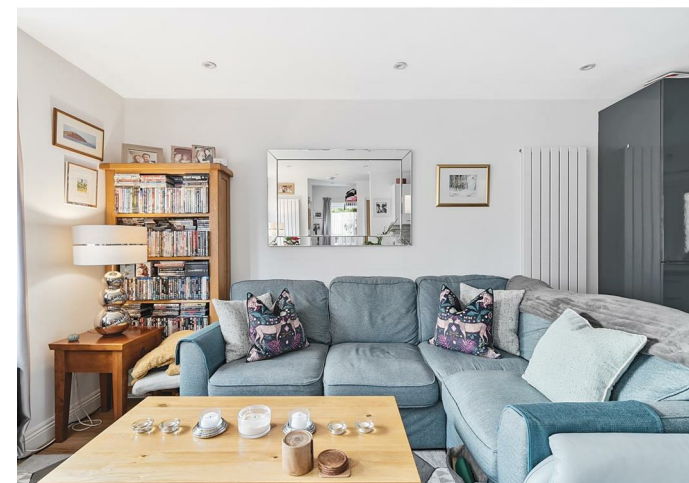
An immaculately presented modern semi detached house with three double bedrooms and balcony, delightfully situated in a sought after close at Radipole, enjoying stunning south facing views over the nature reserve.



- Contemporary finished modern semi-detached house
- Stunning south facing views over Radipole nature reserve
- Impressive, immaculately presented accommodation
 - Attractive open plan sitting room/ kitchen
- Three double bedrooms with family bathroom and en-suite shower room
- Highly sought after location within easy walking distance to Weymouth town and beach
 - Easily maintained garden
 - Off road parking

Guide Price £390,000
Freehold

Poundbury Sales
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THE PROPERTY

An impressive modern three double bedroom semi detached house delightfully situated at Radipole, enjoying wonderful south facing views over the nature reserve and surrounding area. Built in 2016 with attractive brick elevations under a slate roof, the property is immaculately presented throughout with a host of architectural and contemporary features including a second floor balcony designed to take advantage of the stunning views.

ACCOMMODATION

The front door opens into a reception lobby with stairs to the upper floors, cloakroom with attractive white suite, contemporary oak internal doors and access into an open plan double aspect sitting room and kitchen. The kitchen is extensively fitted with a range of wall and floor units, integrated fridge/freezer, dishwasher and washer/dryer together with built in electric oven and microwave, induction hob and multi function extractor unit. Quartz worksurfaces perfectly complement the kitchen with a central island breakfast area with additional base units. French doors open to the rear garden.

On the first floor are two spacious double bedrooms and contemporary fitted bathroom. Stairs lead up to the second floor and main bedroom which is a particular feature. There is a useful dressing area together with an en-suite shower room. Doors open out onto a wonderful south-facing balcony and terrace, perfectly designed to take advantage

of the stunning views directly over the nature reserve beyond.

OUTSIDE

A brick paved drive to the side provides off road parking for one vehicle together with a flower and gravelled borders. Pedestrian side access leads to an easily maintained courtyard garden which is paved with raised flower borders.

SITUATION

The property is situated in a sought after and convenient location at Radipole within a level walking distance of Weymouth town centre and beaches, as well as 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.

The well regarded Radipole Primary school is close by along with the nature reserve and Radipole Park gardens which are within a few minutes walk. The gardens have recently been subject to extensive investment including a newly built and popular cafe, lovely gardens, tennis courts and recreation areas.

Weymouth town centre is approximately 1 mile away and situated on the world heritage coast line and is a busy active seaside resort. The town provides an excellent range

of shopping facilities as well as a number of cafes, bistros and restaurants. There is also a mainline railway station with services to London.

The surrounding coastline offers the opportunity of enjoying a number of 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).

DIRECTIONS

What3words:///sourcing.pound.modes

SERVICES

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

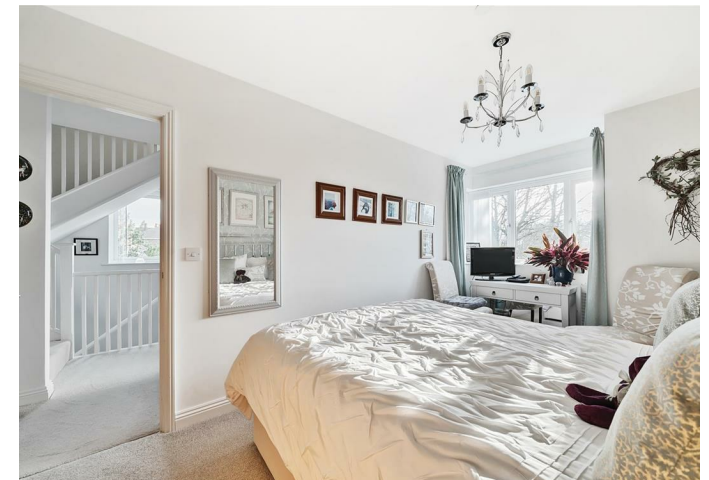
Local Authority: Dorset Council Tel: - 01305 251000

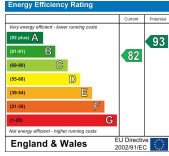
A sprinkler system is installed at the property.

Broadband- Ultrafast broadband is available in the area with 1800 Mbps download speeds
Mobile phone coverage- Network coverage is limited indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band C
EPC B





Coniston Crescent, Weymouth

Approximate Area = 1010 sq ft / 93.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 1019 sq ft / 94.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1236108



Weymouth/DW/19.08.25



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