

Symonds
& Sampson



9 Sycamore Road

Southill, Weymouth, Dorset

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Southill Weymouth
Dorset DT4 9UF

An attractive and spacious detached Purbeck stone fronted three bedroom bungalow conveniently situated within a cul-de-sac location at Southill enjoying south and west facing aspect and easily maintained gardens.



- Spacious detached bungalow
- Popular residential location at Southill within easy access to Weymouth town centre
- Attractive sitting room and spacious kitchen/dining room with integrated appliances
 - Modern fitted bathroom suite
 - Three double bedrooms
- Easily maintained gardens with views over surrounding area
 - Off road parking and garage
 - Solar panels with feed in tariff

Guide Price **£400,000**

Freehold

Weymouth Sales
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THE PROPERTY

A spacious and beautifully presented three double bedroom detached bungalow ideally situated within a popular location at Southill, within walking distance to local amenities and within easy access to Weymouth town centre. Built with Purbeck stone and rendered elevations with easily maintained gardens enjoying south facing views over the surrounding area.

ACCOMMODATION

A welcoming reception hall with modern oak doors throughout leads into a spacious double aspect sitting room with stone fireplace. The kitchen/dining room is fitted with an attractive modern range of units with oak worksurfaces, integrated fridge, freezer and dishwasher together with slot in Smeg cooker with electric oven and four ring gas hob. A conservatory enjoys a south facing aspect attached to the side of the bungalow. There are three generous bedrooms together with a contemporary fitted bathroom with bath and separate walk in shower cubicle.

OUTSIDE

A brick paved driveway to the front provides off road parking and leads to an attached garage with electric power connected and housing integrated fridge and solar heating unit. Additional hardstanding/parking is available to the side, ideal for boat or caravan, together with a Zappi electric car

charger. To the front is a gravelled sitting area with shrubs and hedges providing a private area which leads to a paved terrace to the side ideal for enjoying the south facing aspect. A raised decking is ideally situated on the south side, designed to take advantage of the lovely views over Southill. There is a timber garden shed together with raised vegetable/flower beds to the rear.

DIRECTIONS

What3words:///impluse.sprinkler.clutter

SITUATION

Sycamore Close is located in within a cul-de-sac position within Southill which has a good range of amenities within walking distance including a general store, takeaway, 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 is edged by the Georgian Esplanade and famous sandy beach. There is also an attractive inner harbour and Brewers Quay area both of which boast a number of eateries, cafe bars and public houses.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas-fired central heating system.

Local Authority
Dorset Council Tel: 01305 251010

Broadband - Superfast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band D
EPC



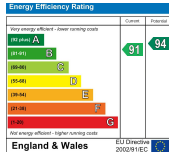
Sycamore Road, Weymouth

Approximate Area = 1248 sq ft / 115.9 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1424 sq ft / 132.2 sq m

For identification only - Not to scale



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: 1375470



Weymouth/DW/04.11.2025



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