



215 Dorchester Road, Weymouth, DT3 5EQ

Offers In The Region Of £675,000 Freehold

House - Detached





# 215 Dorchester Road

Weymouth, DT3 5EQ

- Seven Guest Bedrooms
- Two Bedroom Owners Accommodation
- UPVC Double Glazed
- Parking For Four Cars
- 16 Solar Panels generating circa £1200 Per Annum
- Three En Suite Shower Room
- One Mile From Beach
- Gas Central Heating
- West Facing Rear Garden
- Good Local Amenities

A detached seven bedroom guest house plus two bedroom private owners accommodation located within one mile of Weymouth Georgian Esplanade and beautiful sandy beach plus with excellent local amenities close by. The accommodation is spacious and well proportioned and has been well maintained by the present owners, including modern en suites to three of the guest bedrooms and ample owners accommodation with its own private west facing garden to the rear.



#### Entrance porch

**Entrance Hall**  
Stairs to first floor

**Guest Dining Room**  
Tables and chairs to seat 10 people

14'5" x 12'0" (4.40 x 3.66)

**Owners Lounge**  
Bay Window

13'1" x 12'1" (4.00 x 3.70)

#### Inner Hallway

**WC**  
WC & Wash Hand Basin

**Kitchen** 21'3" x 9'10" narrowing to 8'6" (6.50 x 3.00 narrowing to 2.60)  
Extensively fitted with one and a half bowl sink unit work surfaces with drawers and cupboards below, wall mounted cupboards, Zanussi six ring gas hob and electric double oven, Indesit dish washer, Bosch fridge Freezer and a breakfast bar

**Owners Bedroom 1** 12'1" x 8'9" (3.70 x 2.67)

**Owners Bedroom 2** 12'0" x 9'0" (3.66 x 2.75)

**Owners Shower Room**  
Modern white suite with shower wash hand basin with cabinet below and WC with concealed cistern

**Utility Room** 6'2" x 3'11" (1.90 x 1.20)  
One Indesit washing machine and tumble drier included

**Guest Bedroom 1** 12'0" x 9'0" (3.66 x 2.75)  
Double, Bay Window





**En Suite Shower Room**

Modern white suite with shower wash hand basin and WC

**Landing**

**Bedroom 2**

Double, Bay window

12'0" x 9'0" (3.68 x 2.75)

**En suite Shower Room**

Modern white suite with shower wash hand basin and WC

**Bedroom 3**

Single

10'4" x 8'4" (3.16 x 2.56)

**Bedroom 4**

Twin

12'9" x 8'4" (3.91 x 2.55)

**Bedroom 5**

Double, Bay window

12'2" x 9'9" (3.72 x 2.98)

**En Suite Shower Room**

Modern white suite with shower wash hand basin and WC

**Bedroom 6**

Double

13'9" x 9'3" (4.21 x 2.82)

**Bedroom 7**

Single

10'0" x 8'11" (3.06 x 2.72)

**Shower Room**

Modern white suite with walk in shower shower wash hand basin and WC, chrome towel radiator

**WC**

WC & wash hand basin





#### Outside

Enclosed garden to the rear with decked area with the remainder to lawn with borders, shed and side pedestrian access

#### Parking

Off road parking to the front for four cars

#### Construction

Traditionally built with cavity construction, brick & render elevations under a pitched roof

#### Solar Panels

There are 16 solar Panels owned by the property that generate circa £1200 per annum (weather dependant)

#### Flood Risk

Very low risk from sea rivers and surface water

#### Council Tax & Rateable Value

Band A Council Tax  
Rateable Value £6,700

#### Utility Supplies

Mains electricity, gas water & drainage connected, there is no water meter

#### Phone and Broadband signal strength and coverage

Mobile phone signals are strong for O2 & Vodafone and medium for EE & 3  
TV, Sky & BT are available Virgin in not available  
Broadband estimated standard 6 mbps superfast 80 mbps ultrafast 1000mbps

#### Legal Disclaimer

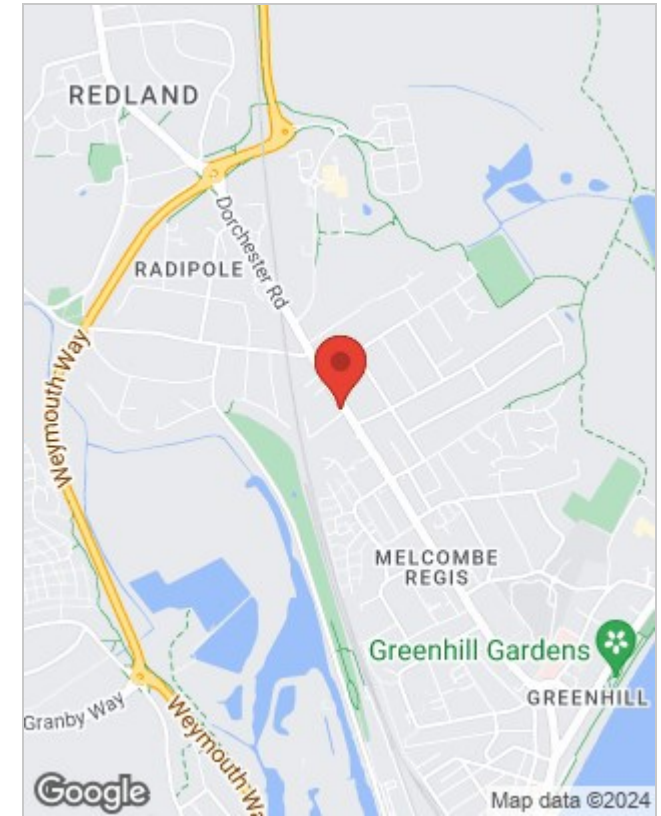
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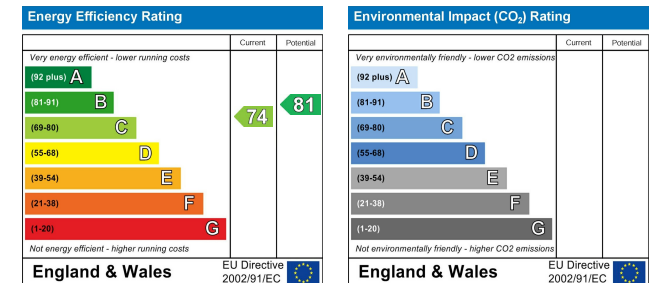
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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