



Grange Road | | Weymouth | DT4 7PQ

**Offers Over £400,000**

BEAUMONT  JONES

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Weymouth | DT4 7PQ  
Offers Over £400,000**

We are delighted to offer a substantial and extended six double bedroom period end-of-terraced house situated within walking distance of the town centre and beach. The property boasts off road parking for two cars and a larger than average detached garage. This property offers versatile living throughout and could be used for multi-generational living or could be turned back into a guesthouse/HMO. The property is laid out over three floors offering three reception rooms, modern fitted kitchen, utility room, two bathrooms, two separate cloakrooms and a low maintenance rear courtyard garden with gated side access. Viewing is a must to be fully appreciated.

- Substantial & Extended Six Double Bedroom Period House
- Three Reception Rooms
- Two Bathrooms & Two Separate Cloakrooms
- Walking Distance to The Town Centre & Beach
- Larger Than Average Detached Garage & Off Road Parking For Two Cars
- Modern Fitted Kitchen Plus Utility Room
- Character Features Throughout
- Versatile Living Throughout

**Full Description**

Entrance into this beautiful and substantial home is via a front aspect solid wooden door leading into a porch/inner hall with a further wooden glazed door leading into a welcoming and spacious hallway with stairs rising to the first floor, large built in storage cupboard, wall mounted radiator and doors lead through to the ground floor accommodation. The bay fronted living room is a generous size offering a front aspect double glazed bay window, wall mounted radiators, electric fire set within a wooden surround and marble hearth. The separate dining room is next door to the living room offering great space with two side aspect double glazed windows and a wall mounted radiator. Reverting back to the hallway a wooden glazed door leads through to a



This substantial home would lend itself for multi-generational living or could even be turned back into a guesthouse/HMO.



generous sized breakfast room with a built in storage cupboard, wall mounted radiator, a sliding door leads through to the kitchen and doors lead through to a cloakroom and utility room. The cloakroom has a side aspect double glazed window, WC, wash hand basin and a wall mounted radiator. The utility room offers a side aspect double glazed window, fitted worktop with inset sink unit, eye level fitted units, wall mounted radiator, space and plumbing for a washing machine, tumble dryer and two fridge/freezers. The extended modern fitted kitchen comprises eye and base level units with work surfaces over, space for a gas Range cooker with a fitted extractor hood over, space and plumbing for a dishwasher, space for an under counter fridge, loft access via a hatch, wall mounted radiator, dual aspect double glazed windows and a rear aspect double glazed door leading out onto the courtyard garden.



The first floor offers a split level landing with stairs rising to the second floor, built in airing cupboard, wall mounted radiator and doors lead through to bedrooms one, two, six, shower room and family bathroom. The master bedroom is a generous sized double offering a large front aspect double glazed bay window, sink unit with storage and a wall mounted radiator. Bedroom two is a further double with two side aspect double glazed windows, sink unit with storage, and a wall mounted radiator. Bedroom six is a further double and currently being used as an office with a rear aspect double glazed window, loft access via a hatch and a wall mounted radiator. The shower room comprises a suite including a shower cubicle with a wall mounted electric shower system, WC, wash hand basin, wall mounted radiator, extractor fan, and two side aspect double glazed windows. The main family bathroom offers a modern suite comprising a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin, two built in storage cupboards, wall mounted radiator, extractor fan and a rear aspect double glazed window.



The second floor offers a rear aspect Velux skylight and a door leads through to a further landing area with doors leading through to a cloakroom with a WC, and three further bedrooms. Bedroom three is a generous sized double offering a large rear aspect Dormer window enjoying far reaching views over





Weymouth, sink unit with storage and a wall mounted radiator. Bedroom four is a further double offering a front aspect double glazed Dormer window, sink unit with storage, fitted furniture and a wall mounted radiator. Bedroom five is a double room offering a front aspect double glazed Dormer window, sink unit with storage and a wall mounted radiator.

Outside offers a low maintenance wall enclosed rear courtyard garden laid to patio with gated side access and a double glazed door leads into the garage. The larger than average detached garage has an up and over door, power, lighting and storage above. The front of the garage has an access hatch to get to the storage area. The front of the property offers a driveway providing off road parking for two cars.

The property is located within a short stroll to the town centre and beach. Local amenities are just moments away including a chemist, dentist and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



The property offers off road parking for two cars and a larger than average detached garage.

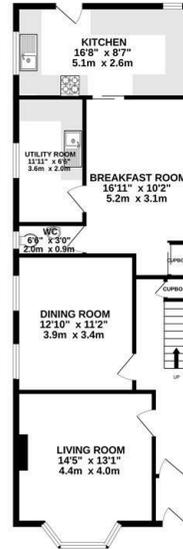




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

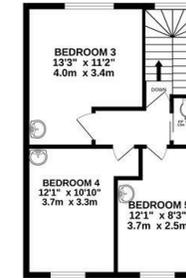
GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



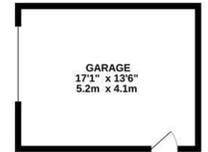
1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



GARAGE  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*

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