



Lynwood, Weymouth Avenue, Dorchester, Dorset

Semi-detached house, currently arranged as a six-room HMO, located in the heart of Dorchester, with scope to convert into a family home and approved planning permission (P/FUL/2021/00982) for alterations and extensions to create four residential apartments.

Guide Price

Informal Tender £475,000

Freehold

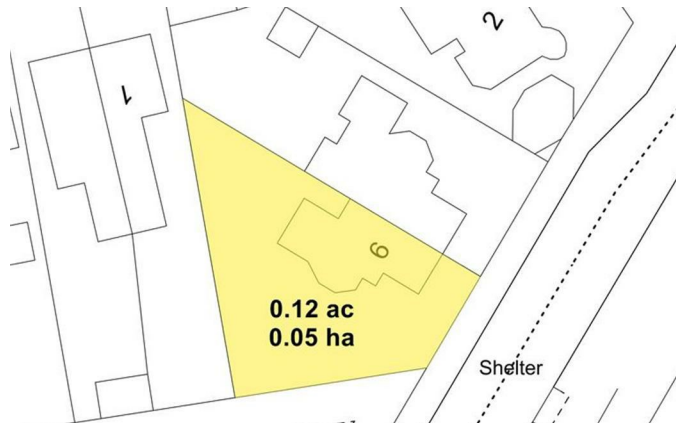
**Symonds
& Sampson**

ESTABLISHED 1858

**Lynwood,
6 Weymouth Avenue, Dorchester,
Dorset, DT1 1QS**

- For sale by Informal Tender
 - Semi detached house
- House of multiple occupancy
- Current rent £3,865 pcm (£46,380 per annum)
 - 6 let rooms
 - 2 bathrooms, 4 w/c
- Front, side and rear garden
 - Planning permission
 - P/FUL/2021/00982

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Semi-detached house, currently arranged as a six-room HMO, located in the heart of Dorchester. This versatile property offers an excellent investment opportunity, generating a current rental income of £3,865 per calendar month (£46,380 per annum).

Situated in central Dorchester, the property is within easy reach of local amenities, transport links, and the vibrant community life. The house is currently set up as a House in Multiple Occupation (HMO), providing flexible living spaces across two floors.

On the ground floor, you will find three spacious rooms, ideal for tenants and offering flexibility in usage. The kitchenette to each room is well-equipped to serve the needs of occupants, and the shared bathroom is conveniently accessible for all ground floor residents. Additionally, there are two separate WC's, providing extra convenience and laundry room.

The first floor features three additional rooms with well-equipped kitchenettes, along with a dedicated laundry room for tenant comfort. A shared bathroom caters to the first-floor occupants, and two separate WC's.

Beyond its current use, the property comes with approved planning permission (P/FUL/2021/00982) for alterations and extensions to create four residential apartments. Alternatively, it has further scope to convert into a family home.

Outside

The property has low-maintenance gardens to the front, side, and rear, all laid to lawn.

Situation

The property enjoys a convenient location being in the heart of the County Town of Dorchester and just a short walk from the Borough Gardens and the main shopping streets with a range of retailers.

Dorchester also offers leisure facilities and the renowned Dorset County Hospital, which is in easy walking distance. Sporting facilities include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland.

There is outstanding walking and riding across the countryside that surrounds the town and along the coastline to the south including the sandy beaches of Weymouth.

Dorchester South and Dorchester West train stations provide train services to London Waterloo and Bristol Temple Meads. There are also regular bus services to the surrounding towns and villages.

Services

Mains electricity, water and drainage.
Each room has individual electric meter.
Mains gas to the building.

Broadband - Superfast speed available.

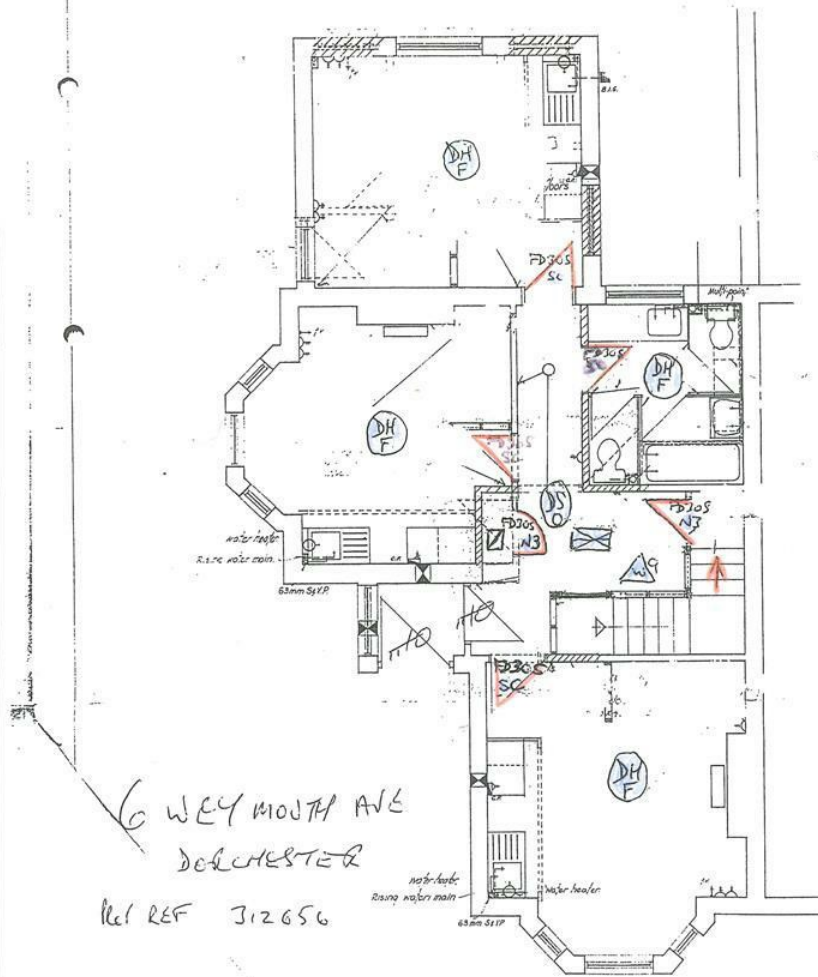
Mobile – It is reported that network coverage is likely for both indoors and out.
 (Information from <https://www.ofcom.org.uk>)

Local Authority
 Dorset Council
 01305 251010 and
www.dorsetcouncil.gov.uk

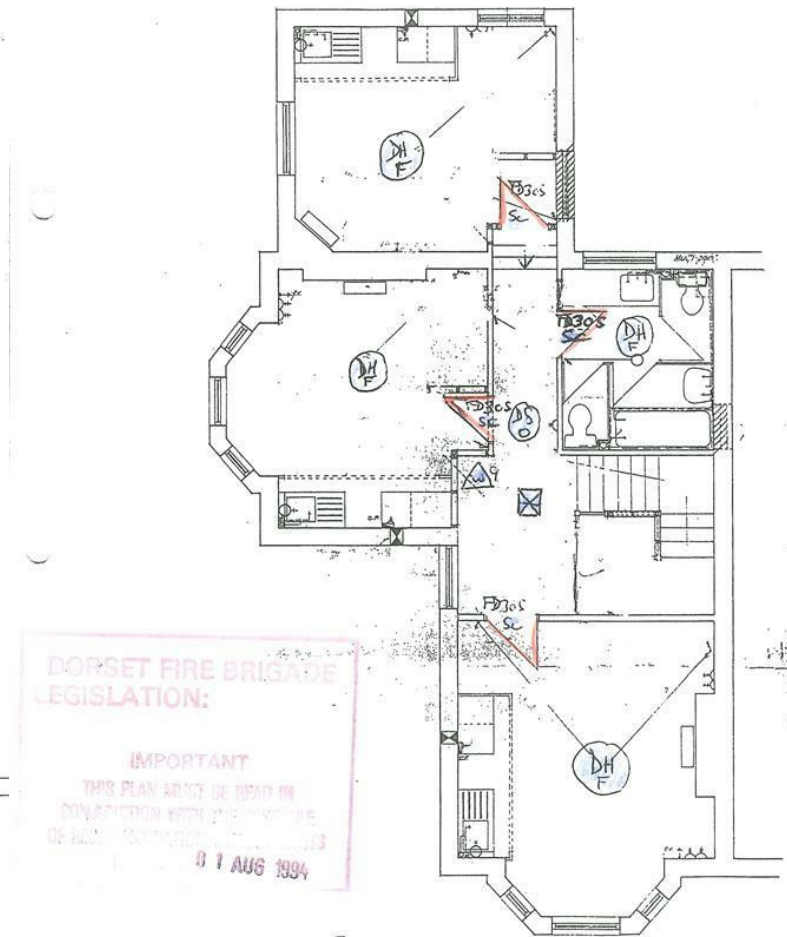
Council tax band D
 EPC E

Directions
[what3words///punk.depth.overjoyed](https://www.what3words.com/punk.depth.overjoyed)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Ground Floor Plan



First Floor Plan

Dorchester/ATR/05/07/2024 rev

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