



Bay Lodge
Weymouth





OFFERED WITH NO ONWARD CHAIN and situated within a designated conservation area this semi-detached, substantial home offers well-presented accommodation comprising two good-size reception rooms, well-appointed kitchen/dining room, two separate utility rooms, study, three double bedrooms with en-suite facilities to all rooms and two WC's. Externally, the property enjoys outstanding sea views from the large rooftop terrace, a predominantly lawned front garden and parking. EPC rating E.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour, sandy beaches, historic Nothe Fort and superb National Sailing Academy attracts numerous visitors each year. Weymouth is home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. The town hosts an exciting and varied year-round events programme including the Seafood Festival, Beach Motorcross, Quayside Music Festival, Summerfest Music Festival and annual carnival. As result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to Weymouth town centre and neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



Upon entry you are taken through to a porch area and then into the impressive hallway with Italian glass shades and wooden flooring throughout. The hall allows access to the majority of ground floor rooms including the ground floor WC.

There are two reception rooms at the property, both spacious and both enjoying wooden panelling and open log fires with mantle and surrounds. The main reception room leads round to a further seating area, overlooking the front with tiled flooring and a set of French doors providing direct access to the front garden. The room can be accessed via either the main reception room or kitchen/dining room.

The stylish kitchen/dining room has been fitted with a range of grey and silver wall and base level units with stainless steel worktops. Miele integral appliances include a fridge-freezer, dishwasher, oven and wine fridge. There is ample room for a dining table and chairs.

Also situated on the ground floor is the study. A flexible and versatile room providing additional living accommodation to the property and leading through to the first utility room.

A set of stairs rise to the first floor where the bedrooms and second utility room are situated.

There are three bedrooms at the property, all double in size and all benefitting from well-appointed en-suite facilities. Bedroom one in particular, benefits from a jacuzzi bath, walk-in shower, WC and wash hand basin with a variety of storage options below.

The utility room provides further worksurfaces and plumbing for a washing machine. The room also houses the water tank and boiler.

Externally, the property boasts impressive views of the sea and over Greenhill, accessed via an internal covered area. To the front, there is a garden mainly laid to lawn with a paved area abutting the property and creating an ideal space to place outdoor seating furniture to admire the sea views. There is also off road parking.



Agents Notes:

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.



Greenhill, Weymouth, DT4

Approximate Area = 2994 sq ft / 278.1 sq m

For identification only - Not to scale

Services:

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

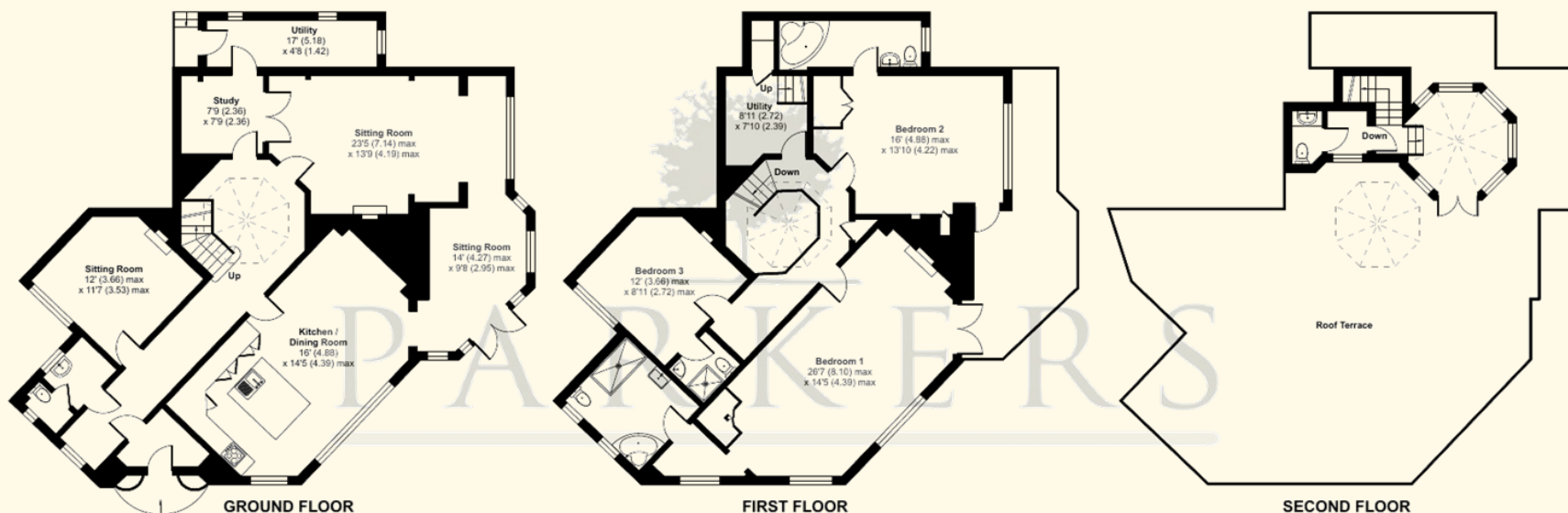
Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is G.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1076901