



Lorton Park
Weymouth



PARKERS
PROPERTY CONSULTANTS & VALUERS



Offered for sale within a designated conservation area is this modern and well-presented family home in a popular residential development, located just off Dorchester Road. The property has accommodation comprising of a sitting room, kitchen/diner, three bedrooms, en-suite facilities and family bathroom. Furthermore, there is an enclosed garden, single garage and driveway. EPC rating B.

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 and superb National Sailing Academy attracts numerous visitors and it is also home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. As a 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 neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



Entrance to the property is gained via a part glazed door to a spacious hallway. Wood effect flooring with under floor heating flows throughout the ground floor. There is a useful storage cupboard and a ground floor WC which also has a sink, work surface and space and plumbing for a washing machine.

The kitchen/diner has a modern, fitted kitchen with shaker style wall and base level units with Quartz work surfaces and upstands over. Integral appliances include fridge/freezer, dish washer, Bosch eye level oven and grill and four ring induction hob with extractor hood over. Sliding doors offer direct access to the garden.

Ground floor accommodation is complete by a light and spacious, dual aspect sitting room.

Stairs rise to the first floor where the style and presentation continue. There are three bedrooms at the property with the first and second benefiting from fitted wardrobes. Bedroom one further benefits from en-suite facilities.

The family bathroom has a suite consisting of a panel enclosed bath, shower cubicle, wash basin with storage beneath and a WC. The room is finished with part tiled walls and wood effect flooring.

Externally, there is an enclosed garden mainly laid to lawn with an area of patio, a pond and boarded with a selection of plants and shrubs. There is gated side access and a pedestrian door to the single garage with light, power and electric up and over door. A driveway for two cars is located to the side of the property.

Services:

Mains electricity, 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 C.

Agents Notes:

There is a communal areas service charge of £498.00 per annum (2024 price. Cost can vary).
Allotments are available for a deposit of £100.00 and yearly rent of £25.00, subject to availability.

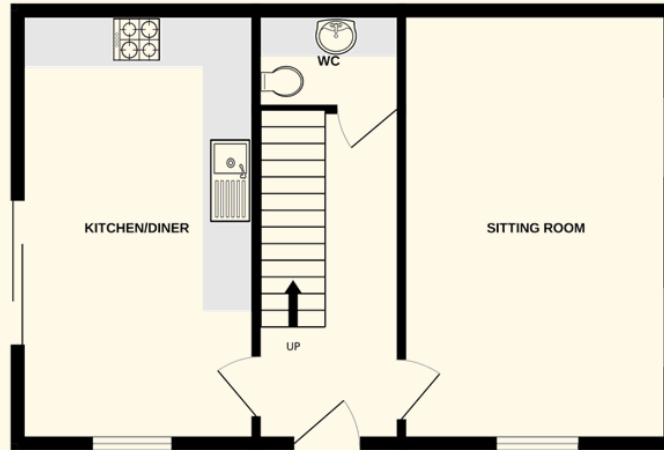
Flood Risk:

Rivers and the sea – low risk.

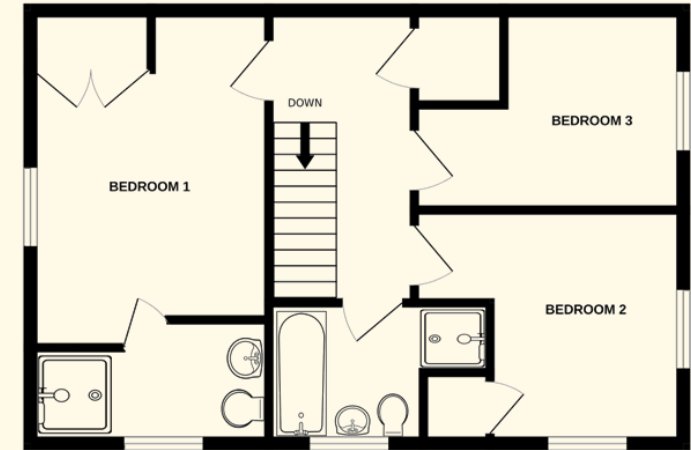
Surface water – low risk.

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.

GROUND FLOOR



1ST FLOOR



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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Room Dimensions:

Sitting Room	5.54m x 3.43m (18'02" x 11'03")
Kitchen/Diner	5.54m x 3.05m (18'02" x 10'00")
Bedroom One	3.78m x 3.07m (12'05" x 10'01")
Bedroom Two	2.92m x 2.46m (9'07" x 8'01")
Bedroom Three	2.13m x 2.29m (7'00" x 7'06")
Bathroom	1.96m x 1.75m (6'05" x 5'09")