



Dorchester Road  
Weymouth



OFFERED WITH NO ONWARD CHAIN this beautifully presented, detached chalet bungalow has been tastefully renovated and is situated within a popular area in Weymouth. Accommodation includes a sitting room, modern fitted kitchen, four double bedrooms with an en-suite shower room to the main and family bathroom. Externally, there is both a front and rear garden and driveway creating off-road parking for several cars.

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 and sandy beaches attract numerous visitors and in 2012 it was the venue for the London Olympics sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.



A door takes you through to the spacious entrance hallway with access given to all ground floor rooms. The sitting room features a lovely front aspect bay window providing distant sea views and good-size dimensions.

The modern kitchen is fitted with a range of blue wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a fridge-freezer, oven, four-ring electric hob with extractor hood above, dishwasher and washing machine. There is space for a dining table and chairs and a door provides direct access to the rear garden. The room is complete with a resin sink and drainer and laminate flooring.

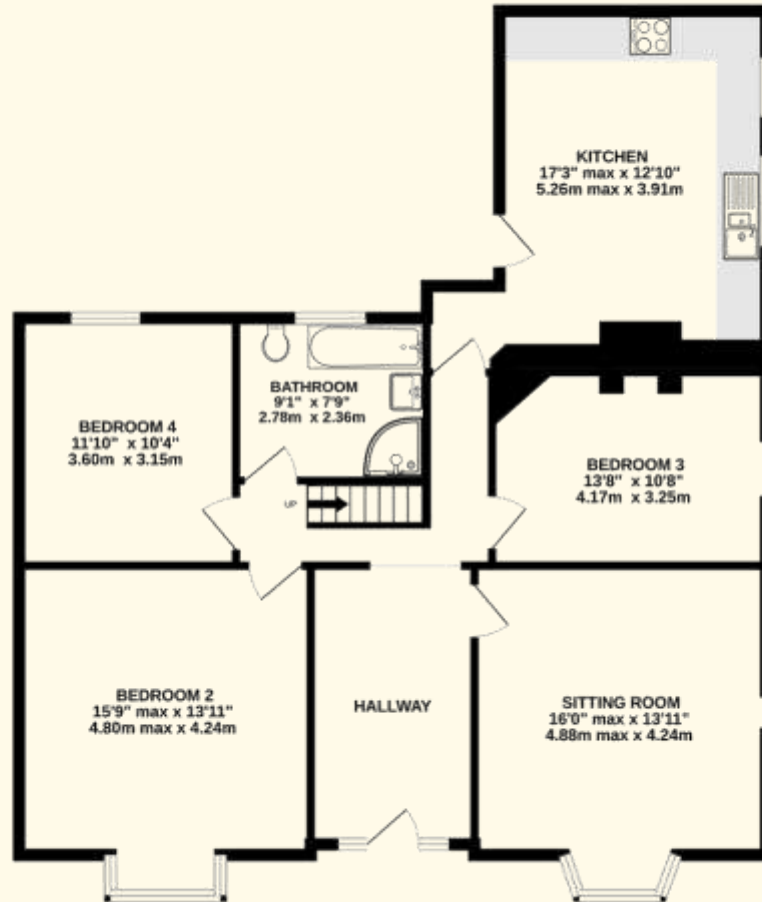
Three of the bedrooms are located on the ground floor, all three are double in size and all benefit from either a front, side or rear aspect window allowing plentiful natural light to enter the rooms.

The family bathroom is laid with lino flooring and furnished with a suite consisting of an enclosed bath with shower attachment, corner shower cubicle, WC, heated towel rail and wash hand basin with vanity storage below.

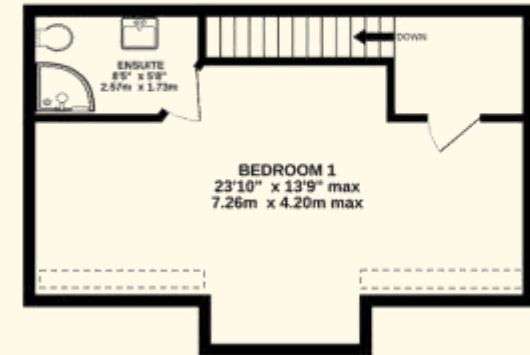
A set of stairs rise to the principal bedroom, with front aspect outlook and spacious dimensions. The bedroom also benefits from an en-suite with shower cubicle, WC and wash hand basin with storage below. The suite is finished with lino flooring throughout.

Externally, to the front of the property there is a lawned garden with steps and a path leading up to an area of shingle and tiled porchway. To the rear, there is an attractive patio area, receiving a sunny aspect and the remaining space in the garden is laid to lawn. Both the rear and front garden can be accessed from the driveway via a wooden pedestrian gate.

GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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### Flood Risk

Surface water - Very low.

Rivers and the sea - Very low.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### 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 TBC.

**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.