



Vines Place
Weymouth

 PARKERS
PROPERTY CONSULTANTS & VALUERS



This well-presented, semi-detached, family home is favourably situated within Weymouth, boasting light and airy accommodation consisting of a sitting room, kitchen/diner, family room, three bedrooms, family bathroom, en-suite facilities and a ground floor WC. Externally the property offers a south-westerly facing rear garden, gated parking and a garage. EPC rating C.

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.



A short set of steps leads to the property, with a door taking you through to the hallway where access can be gained to all principal ground floor rooms and ground floor WC. Also situated in the hallway is a useful under stair storage cupboard.

The good-sized sitting room features a front aspect window and a central fireplace with surround and mantle and coal effect gas fire.

The kitchen/diner has tiled flooring throughout and is fitted with a range of wall and base level units with worksurfaces over and modern tiled splashback. Integral appliances include a 1 ½ bowl, sink and drainer, dishwasher, fridge-freezer and double oven. The separate utility room offers worktops and space for a tumble dryer or fridge and plumbing for a washing machine. The boiler can also be located in the room.

An opening from the kitchen leads through to the family room, providing additional living accommodation to the property and a light and airy space with room for a dining table and chairs.



Stairs rise to the first floor where the bedrooms and family bathroom are situated. An airing cupboard can be located on the landing.

The modern family bathroom is fitted with a suite comprising of a panel enclosed bath with shower attachment over, WC and wash hand basin with vanity storage below.

There are three bedrooms in the property all benefitting from a front or rear aspect window allowing plentiful natural light to enter the rooms. Bedroom one features fitted wardrobes and an en-suite shower room with fully tiled flooring and partly-tiled walls.

Externally, there is a well presented, south-westerly facing, rear garden, with a variety of shrubs and plants. The space is mainly laid to lawn with an area of decking and patio abutting the property. The home further offers a summerhouse, gated off-road parking and a garage.

Room Dimensions:

Sitting Room	4.11m x 3.94m (13'06" x 12'11")
Kitchen/Diner	3.45m x 2.90m (11'04" x 9'06")
Family Room	5.26m x 3.71m (17'03" x 12'02")
Bedroom One	3.38m x 3.20m (11'01" x 10'06")
Bedroom Two	3.89m x 2.97m (12'09" x 9'09")
Bedroom Three	3.00m x 1.91m (9'10" x 6'03")

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band is D.

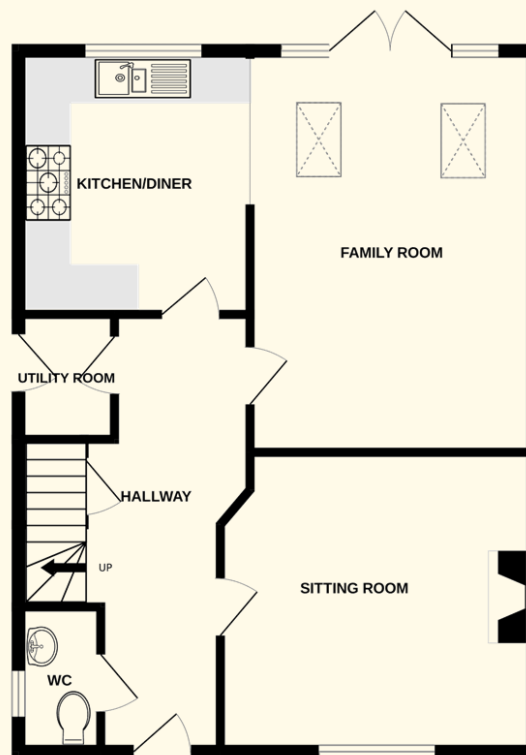
Flood Risk:

Surface Water - Very Low Risk

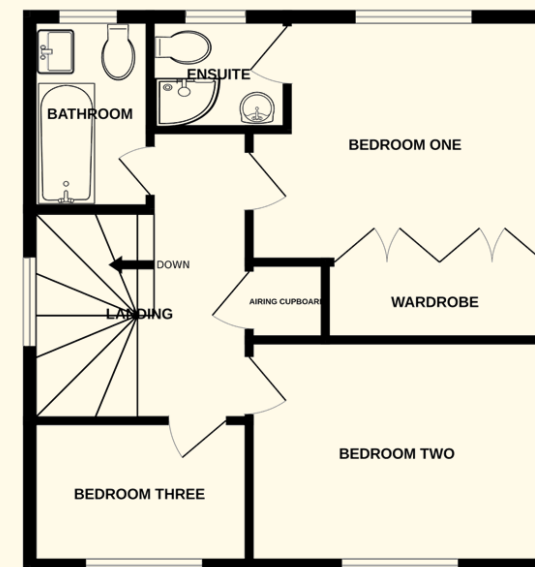
Rivers and the Sea - Very Low Risk

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

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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