



Lynmoor Road
Weymouth

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in the popular seaside town of Weymouth, is this imposing, five-bedroom, detached home occupying a prime location near to Weymouth beach. Commanding a corner plot and offering versatile accommodation across three floors including three large and bright reception rooms, impressive kitchen/diner, utility room, two ground-floor WC's, bathroom, shower room and dressing room and ensuite facilities servicing the second-floor bedroom. Externally there is a wrap-around garden, front aspect balcony and off-road parking including a double garage with an internal door allowing access directly into the property. EPC rating D.

Weymouth, located on the stunning Jurassic Coast in Dorset, is a charming seaside town known for its golden sandy beach, historic harbour, and vibrant promenade. The town offers a range of amenities, including shops, restaurants, cafes, and traditional seaside attractions, making it a popular destination for families and holidaymakers. Its coastal surroundings boast dramatic cliffs and scenic walking paths such as the South West Coast Path. Just beyond the shoreline, the Dorset countryside unfolds with rolling hills, nature reserves, and picturesque villages, offering visitors a perfect blend of coast and country to explore. A mainline train links the town to both London Waterloo and Bristol Temple Meads and local buses connect to nearby towns and villages. Just seven miles north is the historic county town of Dorchester offering further amenities and local history.



A private drive leads to the front property and the generous front aspect garden and off-road parking area. A front porch offers access to a further hall and internal access to the double garage. The hallway has striking stained-glass window enhancing the area, adding a touch of character and charm. The principal reception room showcases an attractive exposed brick fireplace creating an inviting focal point. The room is flooded with natural light through large sliding doors that open onto the generously sized garden. Finished with stylish wood-effect flooring, the reception room flows seamlessly through an archway into the dining room, which also enjoys garden access via a second set of sliding doors. From the dining room, double doors lead into a well-appointed kitchen, brimming with character. Highlights include a gas fired AGA, shaker-style units and a desirable central island. Practicality is enhanced with integrated appliances such as a fridge freezer, dishwasher, and a spacious walk-in larder cupboard. Adjacent to the kitchen, the utility room provides additional appliance space, storage, and access to the garden.

The first-floor landing is light and spacious, providing access to four bedrooms. Three of these bedrooms are generously proportioned and feature glazed doors opening onto a front-facing balcony. Each is tastefully decorated in calming tones and finished with wood flooring, complementing a relaxed coastal theme. The spacious family bathroom features a freestanding tub with a mixer tap, a vanity unit with basin, ample natural light, and wood-effect flooring. An additional separate W/C, a shower room, and two thoughtfully placed storage cupboards complete the first-floor amenities. A further staircase leads to the third level, where the principal bedroom suite is located. This space includes a dressing area and a private en-suite bathroom, offering both comfort and privacy. Externally, the garden wraps around the front and side of the property, featuring lawned areas and a private patio that abuts the front elevation. A detached, brick-built shed provides additional storage. The driveway offers ample off-road parking, enhancing the overall practicality of this charming and versatile home.

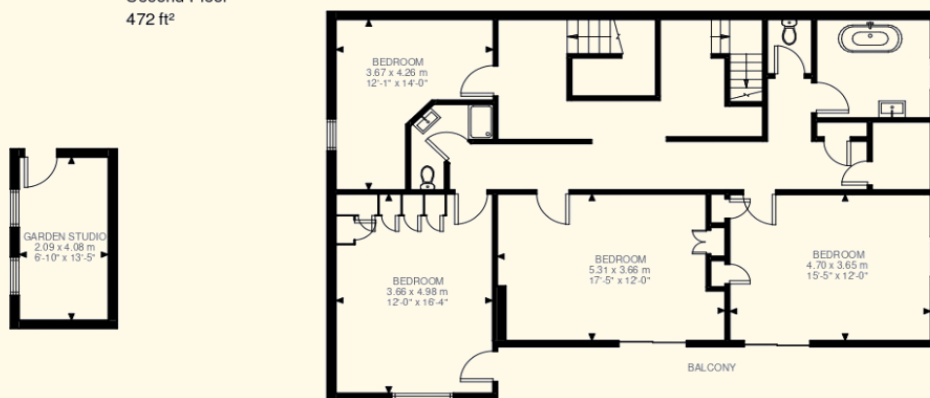
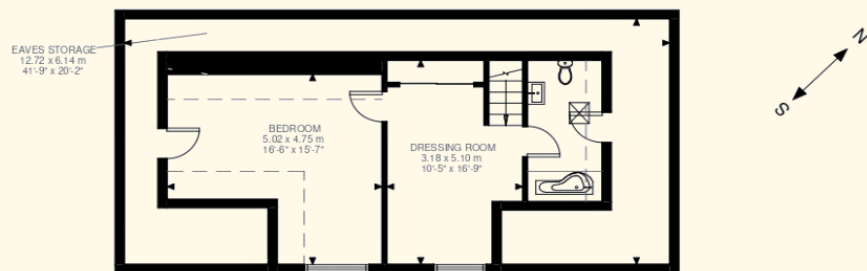
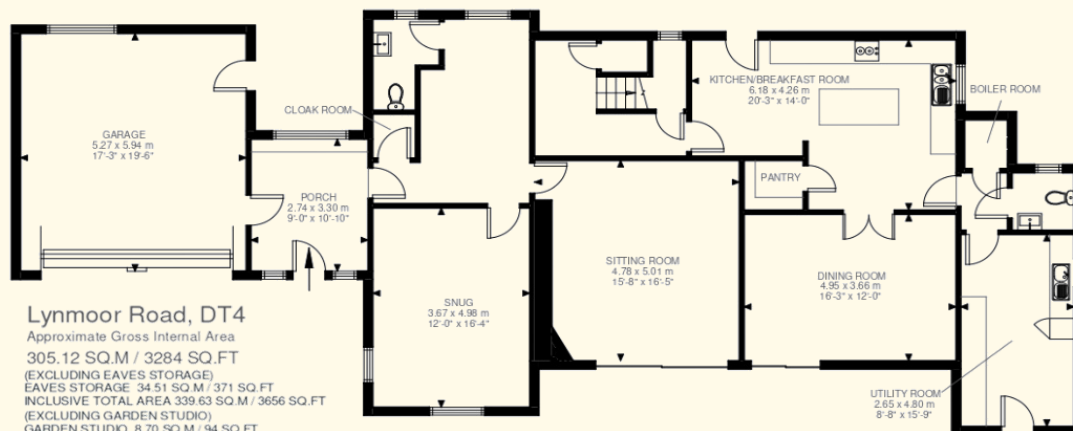


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Lynmoor Road, DT4
Approximate Gross Internal Area
305.12 SQ.M / 3284 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE: 34.51 SQ.M / 371 SQ.FT
INCLUSIVE TOTAL AREA 339.63 SQ.M / 3656 SQ.FT
(EXCLUDING GARDEN STUDIO)
GARDEN STUDIO: 8.70 SQ.M / 94 SQ.FT
INCLUSIVE TOTAL AREA 348.33 SQ.M / 3749 SQ.FT
(EXCLUDING GARAGE)
GARAGE: 31.47 SQ.M / 339 SQ.FT
INCLUSIVE TOTAL AREA 379.80 SQ.M / 4088 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<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
DT1 1XJ

We are advised that the council tax band is **F**.

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

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.