



AUSTIN 
ESTATE AGENTS

Roundhayes Close

Weymouth

Dorset

DT4 0RN

£465,000

SUMMARY

- Detached Former Coach House
- Abundance of Character Features
- Two Double Bedrooms
- Spacious Lounge & Separate Dining Room
- Modern Fitted Kitchen
- Well Appointed Bathroom
- Beautiful Grounds with Summer House
- Multiple Outbuildings including Large Garage, Workshop, Double Carport & Log Stores
- Independent Driveway
- Plentiful Off Road Parking including Storage for Large Motorhome / Boat





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 4' 5" x 4' 4" (1.34m x 1.32m)

Kitchen / Diner 20' 7" x 11' 9" (6.27m x 3.57m)

Dining Room 12' 0" x 11' 6" (3.67m x 3.50m)

Lounge 13' 5" x 14' 6" (4.09m x 4.42m)

Bedroom Two 9' 0" x 11' 8" (2.75m x 3.55m)

WC 4' 6" x 3' 10" (1.36m x 1.17m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 2" plus recess x 11' 7" (2.79m plus recess x 3.54m)

Bathroom 12' 2" x 7' 5" (3.71m x 2.25m)

OUTSIDE

Wrap Around Gardens

Driveway

Summer House 7' 6" x 7' 9" (2.28m x 2.37m)





THE PROPERTY

An opportunity has arisen to acquire a unique, detached former coach house set discreetly back from the road within its own private grounds and accessed via a secluded driveway. The property is nestled in a leafy, tranquil cul-de-sac and presents exciting scope for extension or redevelopment (subject to planning permission).

This characterful residence features UPVC double glazing throughout and currently offers versatile living accommodation, including two spacious reception rooms, a bright garden room, and a modern fitted kitchen complete with contemporary wall and floor units, integrated hob, and an eye-level oven. The home also includes two generous double bedrooms, a cloakroom, and a well-appointed bathroom.

Set within a mature, enclosed garden that wraps around the front and side of the property, the grounds are predominantly laid to lawn with an array of established shrubs and trees. Such is the size of the plot that within the grounds are several outbuildings, including a double carport, large garage, workshop, three log stores and a shed. Plentiful parking is available for multiple vehicles including a covered storage area for a large motorhome or a boat.

The location is particularly appealing, with a wide selection of local amenities including shops, pubs, and leisure facilities close by. The bustling town centre, just a mile away, offers a broader array of shops and services as well as a mainline railway station providing direct links to London Waterloo and Bristol Temple Meads. Residents can also enjoy the town's renowned sandy beach, Georgian Esplanade, picturesque inner harbour, and the lively Brewers Quay area, known for its excellent cafes, bars, and restaurants. Families will appreciate access to local schooling, including nearby primary and secondary schools, and the well-regarded Budmouth Technology College and sixth form.

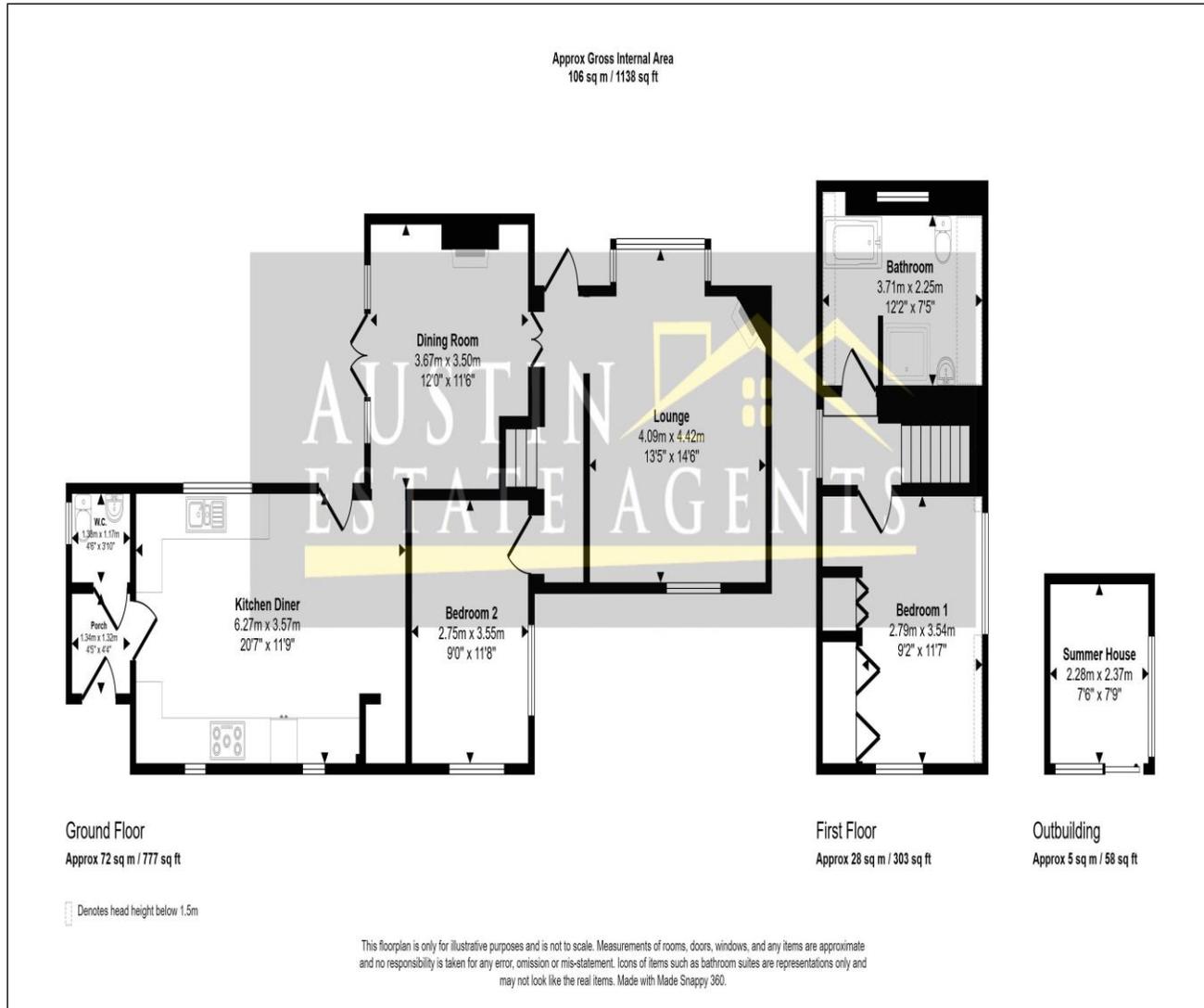
For further information, or to make an appointment to view this wonderful home, please contact the team at Austin Estate Agents.



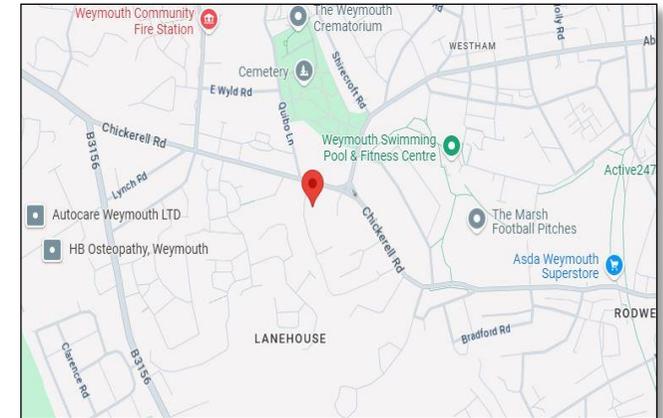




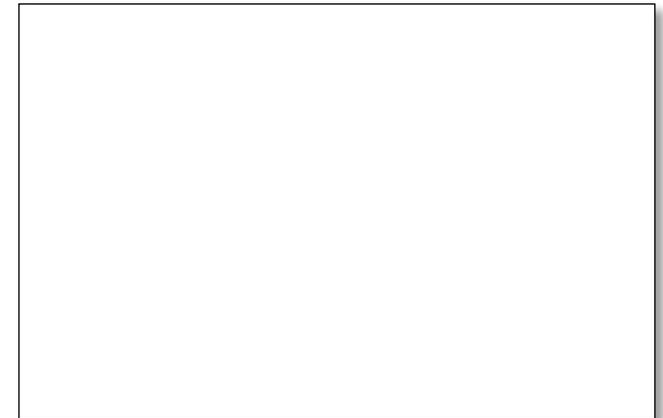
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX: D TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.