

Symonds & Sampson

5 Orchard Way

Weymouth, Dorset

5
Orchard Way
Weymouth
Dorset DT4 0FH

A stylish and beautifully presented three double bedroom detached coach house with its own enclosed garden, car port and parking area in a tucked away position within the popular Curtis Fields development, enjoying attractive open views to the front.

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- Stylish detached coach house
- Highly popular and convenient residential development
- Attractive fitted kitchen and open plan sitting room
- Ground floor study area and utility
- Three double bedrooms
- Delightful open views to the front
- Enclosed courtyard garden
- Car port and parking

Guide Price £275,000
Freehold

Poundbury Sales
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THE PROPERTY

The accommodation is accessed from the ground floor with a spacious hallway/study area leading through to a utility room with doors to the garden and parking area. Stairs lead up the main accommodation on the first floor with an attractive open plan sitting room and kitchen. The kitchen is extensively fitted with a range of wall and floor cupboards with built in fridge/freezer, electric double oven and hob with extractor hood over. There are three double bedrooms together with a contemporary fitted bathroom suite.

OUTSIDE

To the rear, a brick paved drive provides off road parking and leads to an integral car port. Gated access leads to a private and secluded courtyard garden with a paved sun terrace and gravelled patio, stocked with a range of shrubs. There is pedestrian access to the front and a further area of lawned garden .

SITUATION

The property is situated in a popular and convenient location within the newly constructed Curtis Fields development and close to an excellent range of local amenities and schools. There are a variety of shops, public houses and leisure facilities nearby including a Co-op supermarket on the edge of the development, Budmouth Technology College with secondary school, sixth form and Sports centre, Weymouth swimming pool and Marsh playing fields which are within walking distance. The town centre can be found within about 1 mile and is home to a more comprehensive range of shops, businesses and leisure facilities, plus a mainline rail station with links to London Waterloo and Bristol Temple Meads. The town is edged by the Georgian Esplanade and famous sandy beach. There is also the attractive inner harbour and the Brewers Quay area both of which boast several eateries, cafe bars and public houses.

DIRECTIONS

What3words/////both.formed.placed

SERVICES

Mains water, drainage, gas and electricity.

Broadband- Ultrafast broadband is available
Mobile phone coverage- There is mobile coverage in the area, please refer to Ofcom's website for more details. (https://www.ofcom.org.uk).

Local Authority
Dorset Council Tel: - 01305 251000
Council Tax Band B

AGENTS NOTE

Communal estate charges £138 per annum.

There are two leasehold car ports on the ground floor under the ownership of the adjacent properties.



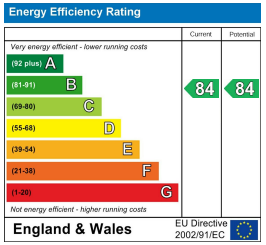


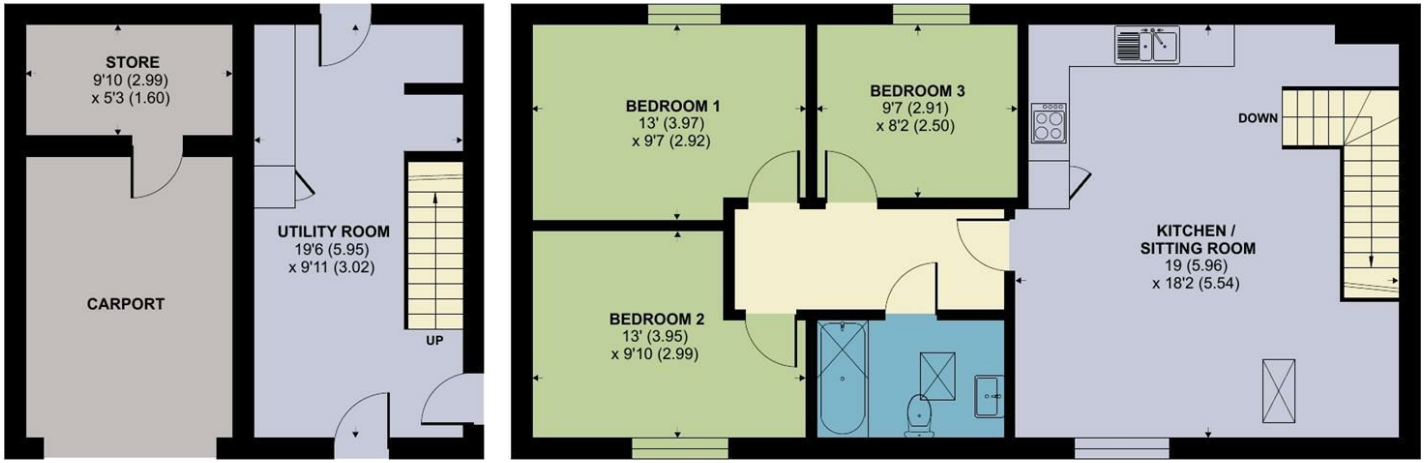


Orchard Way, Weymouth

Approximate Area = 996 sq ft / 92.5 sq m (excludes carport)
Outbuilding = 51 sq ft / 4.7 sq m
Total = 1047 sq ft / 97.2 sq m
For identification only - Not to scale











Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1481677

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Weymouth/DW/02.11.26Rev

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