



12

St. Julien Crescent, Weymouth,

12

St. Julien Crescent
Weymouth
DT3 5DT

A detached family home in need of updating, with parking, garage and enclosed garden.



- Detached family home in a quiet cul-de-sac location
- Close to local amenities and well-regarded schools
 - In need of updating
 - Two reception rooms and three bedrooms
- Loft conversion providing two additional versatile rooms
 - Driveway parking and attached garage
 - Enclosed rear southerly garden
- Excellent access to Weymouth, Dorchester and Upwey Station

Guide Price **£380,000**

Freehold

Weymouth Sales
01305 756989

weymouth@symondsandsampson.co.uk



THE PROPERTY

Situated within a cul-de-sac in the popular Broadwey area, this detached family home occupies a convenient position close to local amenities, good transport links and both primary and secondary schools.

Offering versatile accommodation throughout, the property presents an excellent opportunity for a purchaser to modernise and create a long-term family home. The ground floor comprises two well-proportioned reception rooms, alongside a kitchen with further scope for reconfiguration and improvement.

To the first floor are three bedrooms and a family bathroom. In addition, a loft conversion has been created to provide two further useful rooms, offering a variety of potential uses, such as a home office, hobby room or additional bedrooms subject to the requirement for any necessary building regulation compliance.

OUTSIDE

Externally, the property benefits from a driveway providing off-road parking and access to the attached garage. A small front garden adds kerb appeal, whilst to the rear lies a

particularly generous and enclosed garden. Predominantly laid to lawn, the garden is complemented by an established selection of mature shrubs and trees, creating a private and attractive area ideal for families and outdoor entertaining.

SITUATION

The property is located in a cul-de-sac position on the northern outskirts of Weymouth, combining a peaceful setting with convenient access to the coast, countryside and the county town of Dorchester. Ideally located, Upwey mainline railway station is just a short walk away, providing direct services to London Waterloo and Bristol Temple Meads, while nearby footpaths, cycle routes and bridleways offer convenient connections to both Weymouth and Dorchester.

A range of local amenities, including primary and secondary schools, are close at hand, while Weymouth town centre, with its shops, marina, restaurants and leisure facilities, lies approximately three miles away. The area is renowned for its outdoor lifestyle, offering sailing, water sports, beautiful sandy beaches and spectacular walks along the UNESCO World Heritage Jurassic Coast.

DIRECTIONS

What3words ///tries.lunge.issue

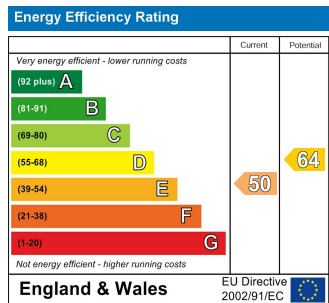
SERVICES

All main services are connected.
Gas fired central heating.

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

Council Tax Band: D
(Dorset Council - 01305 251010)

Photos taken in September 2026



St. Julien Crescent, Weymouth

Approximate Area = 1223 sq ft / 113.6 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 131 sq ft / 12.1 sq m

Outbuildings = 110 sq ft / 10.2 sq m

Total = 1485 sq ft / 137.8 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: 1522448



Weymouth/JS/22.9.26



01305 756989

weymouth@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT