



Dorchester Road | | Weymouth | DT3 5BZ

Offers Over £425,000

BEAUMONT  JONES

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Offered with no onward chain and dating back to circa 1880 is this substantial four bedroom detached residence situated on a large plot offering a large mature South-Westerly facing rear garden with two garages and off road parking for several vehicles located at the rear of the property. The property requires internal modernisation and boasts up to four reception rooms including a lounge/diner, dining room, conservatory/sun room and a front reception room/office/further bedroom creating versatile living and the perfect family home. Far reaching views out to countryside can be found from the first floor rear aspect windows. Viewing is highly recommended to appreciate the size and the plot the property sits on.

- Substantial Four Bedroom Detached Family Home
- Mature South-Westerly Facing Rear Garden
- Up to Four Reception Rooms Creating Versatile Living
- Close to Well-Regarded Schools
- Far Reaching Views out to Countryside
- Generous Sized Plot
- Two Garages & Off Road Parking For Several Vehicles
- In Need of Internal Modernisation
- Offered With No Onward Chain

Full Description

The main entrance of this beautiful characterful detached residence can be found from the front elevated position via a storm porch with a wooden glazed door leading into a welcoming hall with stairs rising to the first floor and doors lead through to the ground floor accommodation. The front reception room has multiple use for either a snug/office or even a further bedroom. It is a generous size boasting a gas fire and a front aspect double glazed bay window with window seating. The lounge/diner has an abundance of space offering a gas fire, front aspect double glazed window, door through to the dining room/breakfast room



This detached residence dates back to circa 1880 offering an abundance of living space throughout.



and a set of double wooden glazed doors lead through to the conservatory/sun room. The dining area/breakfast room opens into the kitchen, this area has great scope to create the perfect kitchen/diner. Lots of natural light floods the room with dual aspect windows, gas fire, built-in under stairs storage cupboard, beautiful fitted dresser and a door leads through to the lounge/diner. The kitchen comprises eye and base level units with work surfaces over, space and plumbing for kitchen appliances, wall mounted boiler, dual aspect double glazed windows and a sliding door leads into the conservatory/sun room. This is a generous sized area overlooking the South-Westerly rear garden with rear aspect double glazed windows and a rear aspect double glazed door leads out onto the garden.

The first floor offers a generous sized split-level landing with a rear aspect double glazed window enjoying far reaching views out to countryside, loft access via a hatch and doors lead through to the four bedrooms and bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window and a working shower cubicle fitted within the alcove with a wall mounted shower system. Bedroom two is a further generous sized double with a front aspect double glazed window and plenty of space for a large bed and furniture. Bedroom three is a double boasting a rear aspect double glazed window enjoying far reaching views out to countryside. Bedroom four is a small double/well-proportioned single with fitted wardrobes and a rear aspect double glazed box bay window enjoying far reaching views out to countryside. The bathroom has a suite including a panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin and a side aspect double glazed window.

Outside boasts a large and mature South-Westerly facing rear garden mainly laid to lawn with a large patio area abutting the property. Various planted trees and shrubs, gated side access and a brick built storage shed. The top end



of the garden has a gate leading to a large plot with two garages and off road parking for several vehicles. There is a vehicular access lane located off Weyview Crescent to access the rear of the property. This is a generous sized plot and could potentially be developed subject to relevant planning permissions. To the front of the property are steps rising up to a garden area laid to patio with planted shrubs, access to the main front door and gated side access leads to the rear garden.

The property is situated on the outskirts of the coastal resort of Weymouth. There are a good range amenities close by including a petrol station/Marks and Spencer convenience store, Three supermarkets including Sainsbury's, a Sports Centre and Public House all of which are within easy access. There are both primary and secondary schools close by at Redlands. Weymouth town centre can be found approximately 2 miles to the south and there are regular bus routes to Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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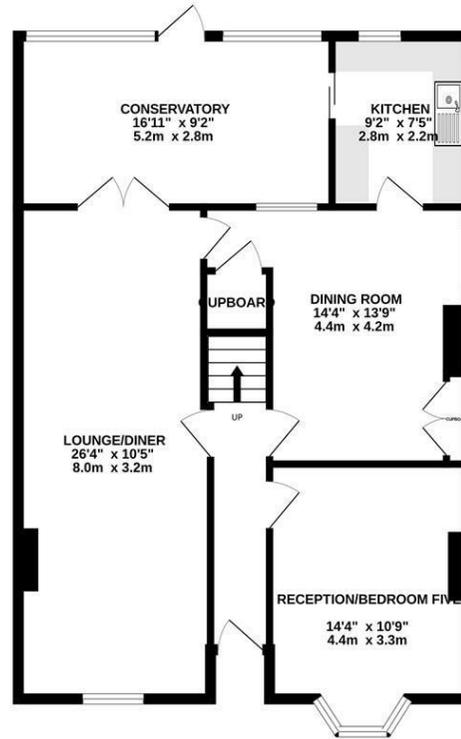
The property sits on a large plot with a mature South-Westerly facing rear garden, two garages and off road parking for multiple vehicles.



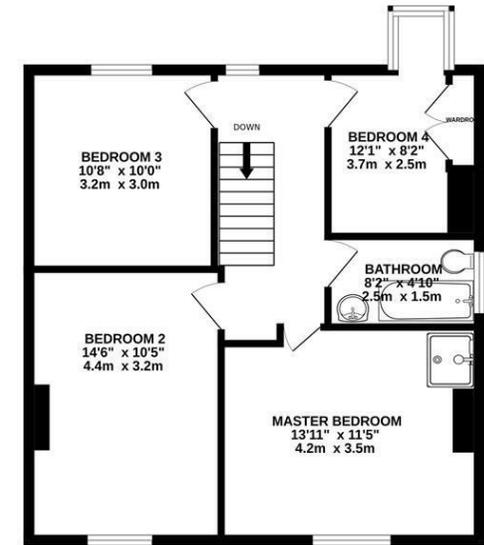


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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We value more than your property

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