Hull Gregson Hull

24 Dorchester Road

Weymouth, DT4 7JU

Price Guide £475,000 Freehold

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Weymouth, DT4 7JU

A spacious period semi detached house located a short walk from Weymouth & Greenhill Beaches and within a mile of Weymouth Town Centre and the Picturesque Harbour Area. Internally offering four double bedrooms and three reception rooms the property is ready for updating throughout. Outside there is ample mature gardens to the front and rear. There is also planning permission (P/HOU/2024/06647) for a new vehicle entrance and drive to the front off Dorchester Road.
Posts in the rear garden mark the rear boundary beyond which is building plot which is either being sold separately or is available with 24 Dorchester Road at a guide price of £600,000.

Entrance Hall

WC
WC & Wash hand basin

Lounge
18'0" x 16'4" (5.50 x 5.00)
Bay window

Dining Room
18'0" x 17'1" (5.50 x 5.22)
Max measurements L shaped, patio doors to rear garden

Conservatory
10'6" x 8'2" (3.22 x 2.50)

Study
13'6" x 11'10" (4.14 x 3.63)
Door to Garden

Kitchen
17'8" x 9'2" (5.40 x 2.80)
including walk-in pantry

Utility Room
10'2" x 3'8" (3.12 x 1.13)
Sink unit, door to rear garden

WC
With WC

Landing

Bedroom 1
18'0" x 16'4" (5.50 x 5.00)

Bedroom 2
13'3" x 12'5" (4.06 x 3.80)

Bedroom 3
12'7" x 12'0" (3.86 x 3.66)

Bedroom 4
13'7" x 10'0" (4.15 x 3.07)
Irregular shaped room

En suite WC & bathroom
WC & Bidet plus separate bath and basin

Shower room
Large walk in shower wash hand basin & WC

Loft Room
16'6" x 14'1" (5.05 x 4.30)
Access from landing, slopping ceilings double aspect room.

Gardens
There is an ample garden to the front mainly laid to lawn with mature shrubs. To the rear is a mature garden which is mainly laid to lawn with a range of borders with mature shrubs and pedestrian access to the side of the house. The area beyond the marker posts within the rear garden leading up to College Lane has planning permission for the erection of a contemporary four bedroom detached house. The plot is NOT included at £475,000 but can be purchased with the house at a guide price of £600,000.

Parking
Planning permission has been granted Application Number P/HOU/2024/06647 to widen the front gate with a dropped kerb to create parking to the front

Planning Permission
Planning permission 1 (building plot not included at £475,000)
(Application Number P/FUL/2025/02325) has been granted for the erection of a new four bedroom detached to the rear accessed off College lane
A CIL payment will be required which has not been agreed
Posts have been erected in the rear garden to show the boundary between the garden and the plot
Planning permission 2
(Application Number P/HOU/2024/06647 has been granted for a widening of existing gateway to form drive and dropped kerb from Dorchester Road at the front

Council Tax
Band D with Dorset Council

Utility Supplies
Mains electric, water and drainage are connected, the gas supply is currently disconnected

Flood Risk
Very low risk of flooding from rivers sea or surface water

Construction
The property is traditionally built mixture of solid walls & cavity walls under pitched roofs, there is some cracking evident which is understood to be historic but buyers are advised to carry out there own investigations

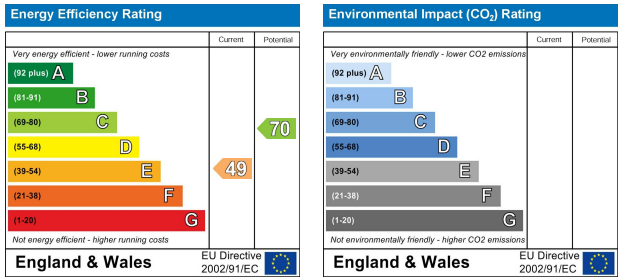
Phone and Broadband signal strength and coverage
Vodafone & O2 signals are strong, 3 & EE are average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 9 mbps superfast 80 mbps ultrafast 1800 mbps

Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

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