

Symonds
& Sampson

80A Chafeys Avenue
Weymouth, Dorset Dorset

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Weymouth
Dorset DT4 0EN

An attractive individually built three bedroom detached family home situated within the popular residential area of Southill enjoying mature tree lined views from the first floor bedrooms and offered for sale with no forward chain.

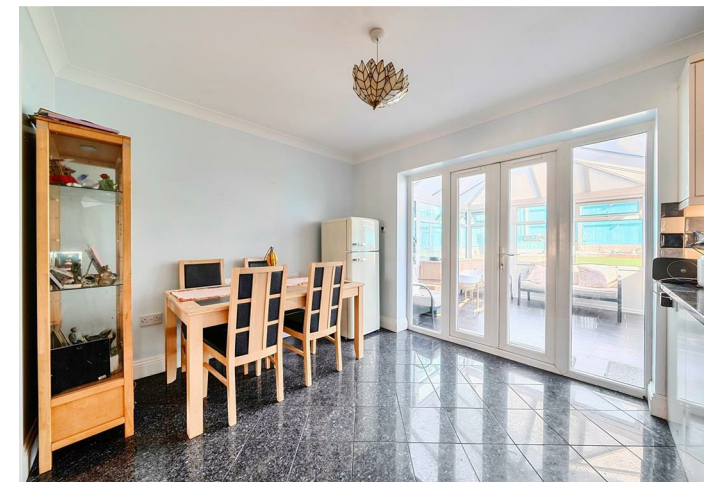


- Popular residential location at Southill
 - Individually built detached house
- Spacious sitting room and kitchen/dining room and conservatory
- Three bedrooms with en-suite to main bedroom
 - First floor study
 - Easily maintained gardens
- Spacious attached garage and off road parking
 - No forward chain

Offers In Excess Of **£450,000**

Freehold

Weymouth Sales
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THE PROPERTY

A useful double glazed entrance porch is attached to the front with door leading into the reception hall with oak staircase, understairs storage and cloakroom/WC. The sitting room has a wall mounted electric fire and double doors opening into the kitchen and dining room which is open plan and fitted with a range of wall and floor units with granite worksurfaces and matching granite tiled floors. There is a built in oven and microwave, integrated dishwasher and induction hob. French doors open into a conservatory with electric underfloor heating and doors to the rear garden. A good sized utility room has a range of units, sink and door into the attached garage.

On the first floor, an archway off the landing leads to a study/office with velux window. The family bathroom is fully tiled with panelled bath and electric power shower. There are three spacious bedrooms with two front aspect rooms enjoys views across to the golf course. The main bedroom has a range of built in wardrobes and an en-suite fully tiled shower room.

OUTSIDE

A brick paved driveway with gravelled border to the front provides off road parking and leads to a spacious attached garage with electrically operated door and cupboard

housing a newly installed (2025) gas fired boiler. Pedestrian side access to either side of the property leads to a fully enclosed rear garden with a brick paved patio and steps leading up to an astro turf lawn with gravelled borders and timber decking patio. External power sockets and lighting.

SITUATION

The property is ideally located within a convenient position at Southill which has a good range of amenities within walking distance including a general store, takeaway, church and public house. There are also both primary and secondary schools nearby. Weymouth golf club and the Wessex nine hole golf course are also within walking distance.

Weymouth town centre is about 1mile away and offers 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 an attractive inner harbour and Brewers Quay area both of which boast a number of eateries, cafe bars and public houses.

DIRECTIONS

What3words///coherent.looked.hatch

SERVICES

Mains water, gas electricity and drainage. 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: E
(Dorset Council - 01305 251010)



Chafeys Avenue, Weymouth

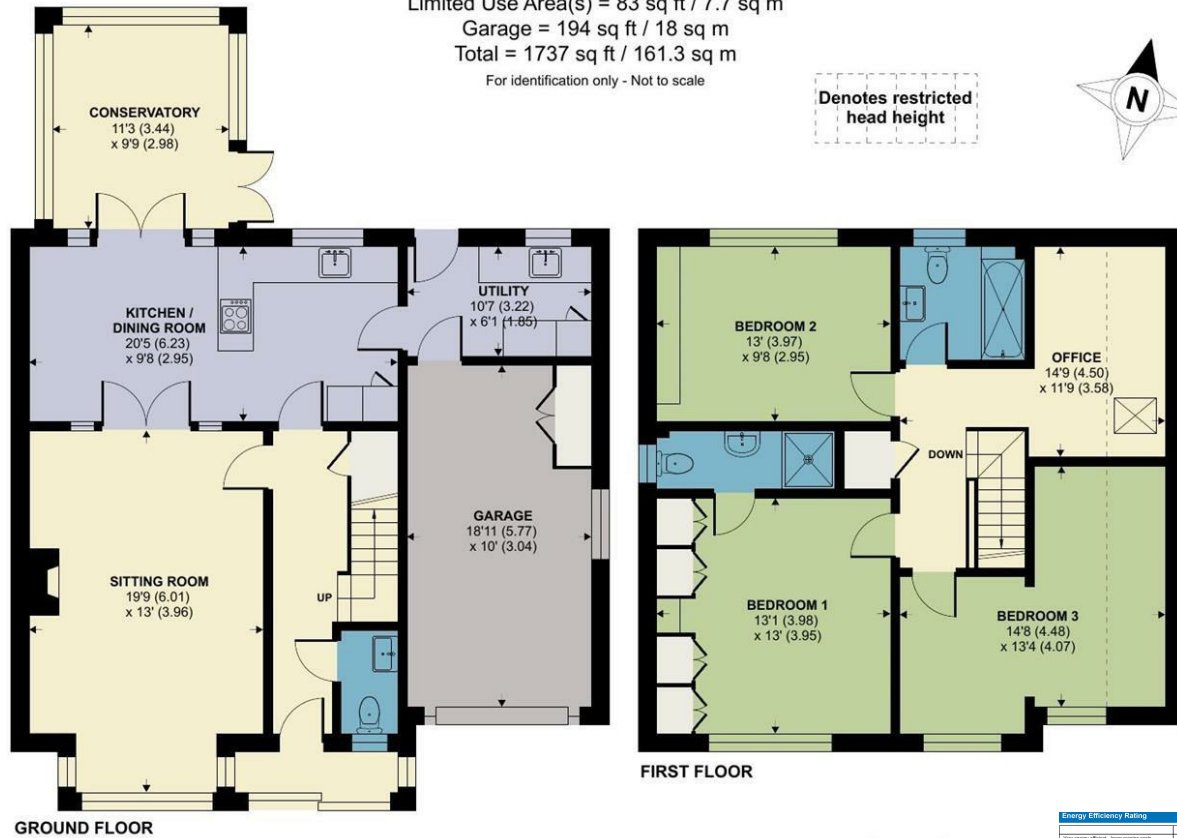
Approximate Area = 1460 sq ft / 135.6 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

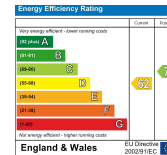
Garage = 194 sq ft / 18 sq m

Total = 1737 sq ft / 161.3 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: 1502598



Weymouth/DW/13.08.26



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