Symonds & Sampson

3 Kempston Road

Weymouth, Dorset

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Kempston Road
Weymouth
Dorset DT4 8XB

A spacious four bedroom Victorian town house delightfully situated close to Weymouth harbour and town centre ideal as a main or second home with easily maintained gardens and a detached garage.

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- Ideally situated close to Weymouth's historic old harbour and Hope Square
- Victorian period town house with spacious accommodation over three floors
- Two reception rooms and impressive open plan kitchen/breakfast room
- Four double bedrooms
- Bathroom and separate shower room
- Easily maintained gardens
- Spacious detached garage

Guide Price £365,000

Leasehold

Weymouth Sales
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THE PROPERTY

The front door leads into a useful porch with further door into the reception hall. There are two reception rooms with a front aspect sitting room with bay window and gas coal effect fireplace. The kitchen/breakfast room is a particular feature being extremely spacious and double aspect with patio doors at the rear leading into a garden room. The kitchen has a range of wall and floor cupboards with built in electric double oven and grill, four ring induction hob and extractor hood. There is space for both a washing machine and dishwasher which are freestanding. The garden room has patio doors opening onto the rear garden.

On the first floor are two double bedrooms with the main bedroom having a front aspect bay window and a range of built in wardrobes. The main family bathroom is on the first floor with a modern fitted bathroom suite with panelled bath and separate shower over.

On the second floor are a further two bedrooms with the rear aspect bedroom enjoying delightful views over Weymouth. There is a separate shower room on the second floor to service the bedrooms.

OUTSIDE

There is a small enclosed front garden with a range of shrubs and gravelled borders. The larger rear garden is again enclosed with a pedestrian rear access and designed for ease of maintenance with artificial grass, paved sun terrace and gravelled patio and stocked with a variety of shrubs. At the far end is a spacious detached brick built garage with a rear door from the garden, electrically operated door, eaves storage and a range of store cupboards.

SITUATION

This property is close to the Nothe Fort and Gardens. The picturesque harbour is also within a short stroll, while the atmospheric and highly popular Hope Square is practically on your doorstep, offering a selection of shops, galleries, open-air cafés, and restaurants.

During the summer months, a rowing boat service operates across the harbour to the opposite quayside. The renowned Weymouth Sailing Club, located on the quayside, provides a variety of activities for both beginner and experienced sailors.

There are numerous delightful walking opportunities nearby, including exploring the Nothe Gardens and historic fort, or simply strolling along the stone pier to enjoy the sea views and fishing. Alternatively, Weymouth town centre is easily accessible by crossing the town bridge. Here, you'll find the sweeping Blue Flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops, and a bustling array of businesses all just a short walk away. Excellent rail links to London and Bristol, along with an improved road network, make the area highly accessible.

DIRECTIONS

Wjat3words///chip.verge.transit

SERVICES

Mains drainage, electricity, gas and water. Gas fired central heating system.

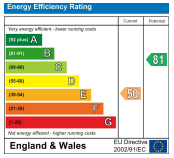
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

GOV.UK
Holiday let, 3 Kempston Road
Current rateable value £4,300 from 1st April 2026 to present

Leasehold
We have been informed by our seller that the property is on a 999 year lease with currently 867 years remaining.
No service charge payment
Absentee Freeholder since 1940 and therefore no ground rent paid

Kempston Road, Weymouth

Approximate Area = 1292 sq ft / 120 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Garage = 263 sq ft / 24.4 sq m
Total = 1661 sq ft / 154.2 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: 1525210

Weymouth/DW/10.10.26Rev

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