

Waiting Room Cottage

592a Dorchester Road, Weymouth, Dorset

Waiting Room

592a Dorchester Road
Weymouth
Dorset DT3 5LH

A very attractive and sympathetically converted stone built former waiting room and stables situated in a tucked away location at Broadwey.

3 2 2

- Well presented three bedroom home
- Detached double garage
- Beautifully presented throughout
- Bespoke fitted kitchen
- Large private gardens
- Spacious accommodation
- Unfurnished

£1,850 Per Calendar Month

Poundbury Lettings
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THE PROPERTY

A charming and highly impressive stone-built detached house situated in a tucked away location, close to a range of local amenities in Broadwey.

DIRECTIONS

From Dorchester, head south on the A354 towards Weymouth. After going over the Ridgeway, turn left signed Bincombe/Upwey. At the bottom of the slip road turn left under the bridge onto Dorchester Road. Continue along the Dorchester Road and the property will be found on your left hand side, accessed via a five bar gate from the neighbouring property. what3words: ///navy.trickster.tapers

THE PROPERTY

On the ground floor, a spacious and welcoming reception hall with Limestone flooring and large feature windows leads to a cloakroom/utility and arched doors to the reception rooms. The sitting room has a Portland stone fireplace with gas fire and oak floors with double doors into a spacious conservatory. There is a double aspect study with a door to the rear garden and an impressive, triple-aspect bespoke fitted kitchen/breakfast room with floor cupboards, integrated dishwasher, Smeg cooker and extractor and freestanding fridge /freezer.

On the first floor is a feature landing with exposed beams and high ceilings. Solid oak floors run throughout the first floor with three spacious double bedrooms. The main bedroom has the benefit of a recently decorated en-suite shower room. The family bathroom has a bath and w/c.

Agents note : Photographs were taken April 2024.

OUTSIDE

The property is approached via a five bar gate from the neighbouring house with a right of access leading to wrought iron gated access onto a private gravelled drive with off road parking for several cars. There is a detached double garage with solar panels, electrically operated door and eaves storage.

The rear garden has a large paved patio surrounding the house, leading to expanses of level lawned gardens with two mature fir trees and a range of shrub borders.

SITUATION

The property is situated on the outskirts of the coastal resort of Weymouth. There are a good range of amenities close by including a petrol station/Marks and Spencer convenience store, Tesco Express, 3 supermarkets including Sainsbury's, a Sports Centre and a 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 offers a comprehensive range of shops, marina, as well as cultural, recreational and further educational facilities.

The area provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline. There is a mainline rail station at Upwey, approximately 1/4 of a mile from the property that provides rail links to London Waterloo and Bristol Temple Meads and easy access onto the Weymouth relief road.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: laminated.soil.tomb

SERVICES

Mains drainage & electricity. Gas central underfloor heating.

LOCAL AUTHORITY

Dorset Council, tax band F - 01305 251010

BROADBAND

Standard download 18 Mbps, upload 1 Mbps. Superfast download 80 Mbps, upload 20 Mbps. Ultrafast download 1800 Mbps, upload 1000 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

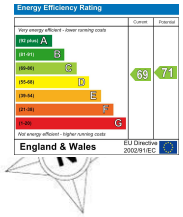
MATERIAL INFORMATION

Rent: - £1,850.00 per calendar month / £426.00 per week
Holding Deposit - £426.00
Security Deposit - £2,134.00
Council Tax Band: F (Dorset Council - 01305 251010)
EPC Band: C









Dorchester Road, Weymouth

Approximate Area = 1574 sq ft / 146.2 sq m
Garage = 315 sq ft / 29.2 sq m
Total = 1889 sq ft / 175.4 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1109226





PouLets/FH/17.11.2026

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