

Symonds
& Sampson



9 Vanguard Avenue
Weymouth, Dorset

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Vanguard Avenue Weymouth DT4 9UD

A five bedroom detached house situated on a well regarded residential cul-de-sac at Littlesea, enjoying far reaching views over Weymouth and surrounding area.



- Popular residential location at Littlesea
 - Panoramic views over Weymouth
- Five bedrooms with two en-suite shower rooms
- Ideal for family or multi-generational requirements
 - Private driveway with integral garage
 - No forward chain



Guide Price **£395,000**

Freehold

Weymouth Sales
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THE PROPERTY

Whilst requiring some modernisation, the accommodation is extremely versatile and arranged over four floors. Situated close to a range of amenities at Lanehouse the property is ideal for family living or multi-generational requirements.

On the ground floor the hallway leads to a downstairs cloakroom/WC and study/bedroom 5. On the first floor is the kitchen, fitted with a range of wall and floor cupboards and archway leading into a breakfast room with patio doors opening to the rear garden. On this floor is a double bedroom with patio doors and bathroom with corner bath. There are a further three bedrooms, two of which have the benefit of en-suite shower rooms. The sitting room has patio doors opening onto a balcony enjoying delightful far reaching views over Weymouth and the surrounding area

OUTSIDE

A private driveway to the front provides off road parking and leads to an integral garage with power and light. The rear garden is terrace with patio area and steps leading to a garden which enjoys a southerly facing aspect and in need of landscaping.

SITUATION

Littlesea is situated on the western side of the coastal town of Weymouth. The area boasts an abundance of facilities and amenities including a chemist, garage with convenience store, church, hairdressers and bus stop. There are also well regarded schools in the area, in particular the Budmouth Technology College which boasts a leisure centre with public gymnasium. Weymouth is a bustling, lively seaside resort providing a comprehensive range of shopping and educational facilities.

There is a large sandy beach as well as a picturesque inner harbour, surrounded by a number of shops, eateries and bars. There are sailing and water sport facilities both in Weymouth and Portland.

DIRECTIONS

What3words ///tall.blank.puts

SERVICES

Mains gas, electric, water and drainage. Gas central heating system.

Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

Dorset Council 01305 251010
Council Tax Band E

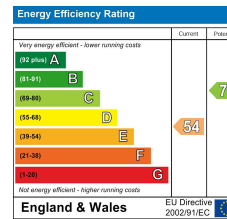


Vanguard Avenue, Weymouth

Approximate Area = 1389 sq ft / 129 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1554 sq ft / 144.3 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). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1432010



Weymouth/DW/30.4.26



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