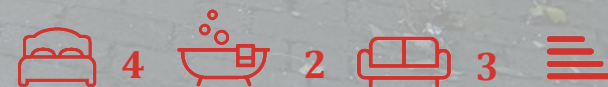




24 Dorchester Road
Weymouth, DT4 7JU

Price Guide £600,000 Freehold



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A spacious period semi detached house with building plot to the rear 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 a large plot with ample garden to the front and a large garden to the rear with rear access from College Lane. There is planning permission (P/FUL/2025/02325) for the erection of a contemporary four bedroom detached house with integral garage accessed from college lane. There is also planning permission (P/HOU/2024/06647) for a new vehicle entrance and drive to the front off Dorchester Road.

The property is available to be purchased as a whole or separately for the house with garden and a separate plot (posts mark the dividing line in the rear garden)

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





Gardens

There is a large garden to the front mainly laid to lawn with mature shrubs. To the rear is a large garden which is mainly laid to lawn with a range of borders with mature shrubs, there is rear access off College Lane which leads to a garage. 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

Parking

Currently there is rear access from College lane leading to off road parking and a rundown garage
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
(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 is 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



Viewing

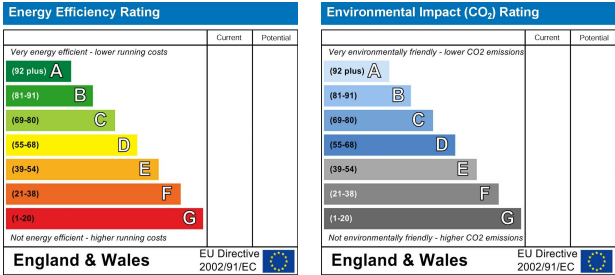
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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