







# 2, Grange Road, Weymouth, DT4 7PQ

2 1 1

- Two Double Bedrooms
- Openplan Kitchen and Lounge
- Walking distance from town
- Close to Seafront
- Weymouth
- One allocated parking space

## £1,000 Per Month

This well proportioned first floor flat is located close to the Esplanade and the town centre.

## THE PROPERTY

The property is accessed via a communal door and staircase. The accommodation comprises of two double bedrooms each with a hanging rail included, one well sized shower room with large walk-in shower and toilet and spacious open plan kitchen and sitting room area. The kitchen area is well fitted with a range of wall and floor mounted units with work surfaces over. There is an integrated washing machine and free-standing fridge freezer included, along with a gas hob and electric oven.

## OUTSIDE

The property benefits from one allocated parking space at the rear of the property.

## SITUATION

The property enjoys a central position and is a short distance from the sweeping sandy beach and the Georgian Esplanade.

Weymouth is situated along the world heritage coast line and is a busy active seaside resort. The town provides an excellent range of shopping facilities as well as a number of cafes, bistros and restaurants. The surrounding coastline offers the opportunity of enjoying a number of water sports and leisure pursuits. The county town of Dorchester can be reached within approximately 8 miles. The Weymouth Sailing Club, the Stone Pier, Nothe Gardens, Nothe Fort and the picturesque Newtons Cove and beach are all within easy reach.

Both Weymouth and Dorchester have main line railway stations to London (Waterloo) and Bristol Temple Meads.

## DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: venues.chairs.fund

## SERVICES

Mains electricity, water and drainage. Gas Central Heating.

LOCAL AUTHORITY

Dorset Council, tax band B - 01305 251010

BROADBAND

Standard download 15 Mbps, upload 1 Mbps. Superfast download 80 Mbps, upload 20 Mbps. Ultrafast download 1800 Mbps, upload 220 Mbps. Please note all available speeds quoted are 'up to'.

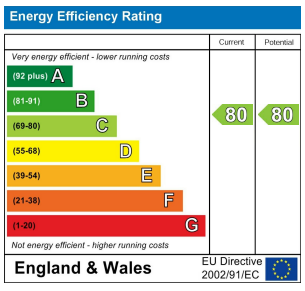
MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

## MATERIAL INFORMATION

Rent: - £1,000.00 per calendar month / £230.00 per week
Holding Deposit - £230.00
Security Deposit - £1,153.00
Council Tax Band: B (Dorset Council)
EPC Band: C

"Coming into Weymouth on Dorchester Road, veer right at the seafront heading towards the town centre on the B3155 Greenhill. Take the second right onto William Street and then the first right onto Grange Street and you will find the property on the left-hand side at number 2 Grange Street.




PouLets/FH/09.11.2026


01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.