



Symonds
& Sampson

2 Swaffield Gardens
Weymouth

2

Swaffield Gardens

Weymouth

DT4 9PE

A modern four bedroom house situated in a popular cul-de-sac location, enjoying south facing gardens and delightful sea views over Portland Harbour and Chesil Beach.



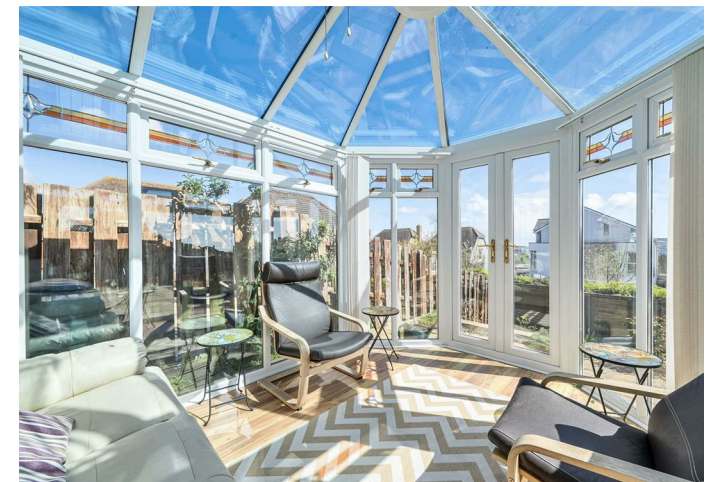
- Modern four bedroom detached house
 - Attractive cul-de-sac location
- Two reception rooms and conservatory
 - Enclosed south facing gardens
- Sea views over Portland Harbour and Chesil Beach
 - Driveway and integral garage
 - No onward chain

Guide Price **£525,000**

Freehold

Poundbury Sales
01305 251154

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THE PROPERTY

Built in 1999 with mellow brick elevations under a tiled roof the property benefits from spacious accommodation, a first floor balcony and newly upgraded en-suite shower room and dressing room to the main bedroom.

A reception hall leads to a downstairs cloakroom/WC and stairs to the first floor. The sitting room is to the front with double doors opening into a spacious separate dining room with patio doors opening to a Upvc double glazed conservatory. The kitchen is well appointed and fitted with a range of wall and floor cupboards with integrated dishwasher and fridge, built in electric double oven and grill, extractor hood and four ring gas hob. A door leads to a utility room with matching units, sink, cupboard housing a Baxi gas fired boiler and doors to the rear garden and integral garage.

On the first floor are four bedrooms, three of which are generous doubles. The main bedroom has the benefit of a walk in dressing room with a range of fitted wardrobes and a newly modernised en-suite shower room. From bedroom four French doors open onto a balcony enjoying far reaching sea views over to Portland and across to Chesil beach. There is a well appointed family bathroom with both a panelled bath and separate shower cubicle.

OUTSIDE

To the front is a gravelled border with a range of shrubs and a pedestrian side gate leading to the rear. A brick paved driveway provides off road parking and leads to an integral garage with up and over door, power and light and personal door into the utility room.

The rear garden is fully enclosed enjoying a favoured south facing aspect with sea views over to Portland harbour. Immediately adjoining the rear is a paved sun terrace with raised brick built flower borders. Steps lead down to a further paved patio and lawned garden with shrub borders and timber garden shed.

SITUATION

The property is located in a private cul de sac location on the edge of Wyke Regis . Nearby there is a wide range of amenities including a Tesco on Portland Road, doctor's surgery, chemist and both primary and secondary schools, all within walking distance. Sandsfoot beach, Old Castle gardens and popular cafe, Castle Cove sailing club, the Nothe gardens and the Rodwell trail which winds itself from Weymouth harbour to Chesil beach are all within walking distance.

Weymouth town centre with its picturesque inner harbour are all within about 1 mile and provide a wide range of shopping outlets, eateries and the opportunity to enjoy the

stunning Georgian esplanade and sandy beach. The area provides the opportunity to enjoy a range of sailing and water sport activities, as well as walks along the Jurassic Coastline. Weymouth has main line rail link to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///mull.every.wages

SERVICES

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

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band F

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

AGENTS NOTE

We are advised by the vendors that there is a private, shared drive to the property. Maintenance is shared between the properties. To date no works have been required.



Swaffield Gardens, Weymouth

Approximate Area = 1488 sq ft / 138.2 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1654 sq ft / 153.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 1439019



Poundbury/DW/27.4.26



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