

Connells

Abbotsbury Road
Weymouth

Abbotsbury Road
Weymouth DT4 0JU

for sale guide price
£320,000







Property Description

This attractive and deceptively spacious period home offers a large 5 Bedroom house arranged over three floors, combining character features with practical modern living.

Situated on the popular Abbotsbury Road in Weymouth, this property enjoys a convenient position within easy reach of a wide range of local amenities, schooling, transport links, and the town centre. The property is located within the established residential area of Westham, an area particularly favoured by families and commuters alike.

A variety of local shops, convenience stores, cafés and everyday amenities can be found close by, whilst Weymouth's bustling town centre offers an extensive selection of national retailers, restaurants, public houses and leisure facilities. The award-winning sandy beach and picturesque historic harbour are also within easy reach, providing excellent opportunities for coastal walks and waterside dining.

For those needing to travel, regular bus services operate along Abbotsbury Road, and Weymouth Railway Station is approximately one mile away, offering direct rail links to Dorchester, Bournemouth, Southampton and London Waterloo.

The property is well positioned for access to a number of well-regarded primary and secondary schools, making it an attractive proposition for families. In addition, the stunning Jurassic Coast World Heritage Site, the sailing facilities at Portland Harbour and the beautiful Dorset countryside are all easily accessible.

Lounge / Sitting Room

The front-facing sitting room enjoys a large, double-glazed bay window, allowing plenty of natural light to flood the room. Further features include wooden flooring, a feature marble gas fireplace, radiator, and ample power points.

Dining Room

The separate dining room provides an excellent space for family dining and entertaining, with wooden flooring, radiator, power points, and views overlooking the rear garden.

Kitchen

To the rear of the property is a generously extended kitchen, fitted with a range of wall and base units providing ample storage and worktop space. Additional features include stone tiled flooring, an understairs storage cupboard, an Ideal Instinct wall-mounted boiler, gas hob and oven, and space and plumbing for a washing machine.

Bedroom One

Rear aspect glazed window. Wall mounted radiator. Power Points. Wooden flooring.

Bedroom Two

Rear aspect glazed window. Wall mounted radiator. Power Points. Wooden flooring

Bedroom Three (master)

Large Master bedroom with large bay front aspect windows. Built in Mirrored wardrobes. Radiator. Power points. Wooden flooring. Original cast Iron fireplace.

Bathroom

The family bathroom is fitted with a jacuzzi bath with shower and glass screen, wash hand basin, WC, and a frosted window for privacy.

Bedroom Four

Rear aspect glazed window. Wall mounted radiator. Power Points. Wooden flooring

Bedroom Five

Front aspect bedroom with eves storage. Double glazed Dorma window. Power points. Wooden flooring

Rear Garden

The enclosed rear garden is accessed via patio doors from the kitchen and comprises a substantial paved seating and entertaining area. Additional features include a garden pond with electricity supply and a built-in brick barbecue, creating an excellent space for outdoor dining and relaxing.

Front Patio

Small Paved Patio adjacent to front door

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 123.9 m² (1,334 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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84 St. Thomas Street
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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