



## Dorchester Road , Weymouth DT3 5BZ

- Large extended period family home
- Three well proportioned double bedrooms
- Good sized garden garage and parking
- Walking distance to Upwey village and train station
- Superb location for both Weymouth and Dorchester
- Lovely period features and fireplaces
- Large lounge, kitchen and separate dining room
- Lots of scope for improvement
- Garage and own driveway for two cars

**Offers In Excess Of £315,000 Freehold**





### Hallway

Glazed door front door into vestibule porch and second door leading into hallway. Open area with under stairs cupboard and additional boot room for storage. Doors to utility and lounge.

### Lounge

14'1" x 12'9"

Front aspect bay UPVC double glazed window with feature gas inset fireplace and marble surround. Picture rail, radiator, ceiling light and power points

### Dining Room

12'9" x 11'5"

Double French Upvc doors into rear garden. Super red brick open fireplace fitted with a log burner. Picture rail, power points, ceiling light and radiator.



### Kitchen

12'9" x 11'5"

Well fitted with a range of base and eye level wall units. electric hob and double oven with extractor over. Space and plumbing for various appliances. Stainless steel sink with UPVC window to side of property above. Power points, radiator. electric ceiling light and glazed door into dining room.

### Utility room

7'6" x 5'2"

Leading from the hallway this lean to addition provides space and plumbing for washing machine and separate drier. Polycarbonate slanted roof and sliding door into the kitchen.

### Master bedroom

16'8" x 14'5"

A large room with front aspect glazed UPVC bay window. Feature cast iron fire place with surround. Power points, radiator and ceiling light.

### Bedroom two

12'9" x 10'9"

Another double room, with double glazed UPVC window to rear of property. Fire place. Power points, radiator and ceiling light.

### Bedroom Three

13'5" x 7'6"

Double glazed UPVC window to side aspect. Feature cast iron fireplace with surround. Power points, radiator and ceiling light.

### Shower room

6'2" x 5'2"

A fitted suite with a corner step in shower cubicle with rainfall shower head. Wash hand basin and concealed WC. Fully tiled with ceiling spot lights and double glazed obscured glass UPVC window to rear of property.

### Out houses

From the back door there are a series of small outhouses for storage and housing an outdoor toilet.

### Rear garden

Approx 50 feet of rear garden spanning the width of the property and approached from the back of the house and additionally from the garage and parking are to the rear of the property. There is a footpath running the length of the garden with grassed areas to the side and various shrubs and bushes.

### Rear garage

Parking for 2 vehicles to the back of the house and leading to the garage, which has an access door into the garden.



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with MapInfo ©2005

### Direct Moves Estate Agents Office

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

### Contact

01305 778500  
[sales@directmoves.com](mailto:sales@directmoves.com)  
<https://directmoves.com/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

