



377 Dorchester Road  
Weymouth, DT3 5BL

**£625,000 Freehold**



# 377 Dorchester Road

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A spacious five bedroom three reception family home with a large west facing rear garden and ample off road parking to the front leading to an integral garage. Located in a popular and convenient area on the Dorchester Road at Redlands with easy access to local amenities including primary and secondary schools and a selection of supermarkets within one mile, Weymouth Town Centre and the County town of Dorchester are also not far away. The property has been let over recent years and is approaching the time it would benefit from some updating.

## Entrance Hall

## Cloakroom

## Lounge

19'6" x 14'7" (5.96 x 4.46)

Patio doors to patio and west facing rear garden, Fireplace, double doors to dining room

## Dining Room

13'10" x 12'3" (4.22 x 3.74)

Bay window

## Kitchen Breakfast Room

17'1" x 13'4" (5.21 x 4.07)

Fitted with an extensive range of kitchen cupboards with sink unit set into worktops with drawers and cupboards below and wall mounted cupboards, integrated fridge freezer, space for dishwasher the oven and hob belong to the tenants so will be removed as well as the island unit. Ample space for table and French doors opening onto patio and west facing rear garden

## Utility Room

13'1" x 6'1" (4.00 x 1.86)

Fitted with a range of units offering a sink unit set into worktop with cupboards below and wall mounted cupboards, space for washing machine and door to integral garage

## Landing

Built in airing cupboard

## Bedroom 1

14'8" x 13'0" (4.49 x 3.98)

Two built in cupboards

## En Suite Bathroom

9'5" x 8'4" (2.88 x 2.56)

Fitted with four piece white suite with panel bath tiled shower, wash hand basin and wc, part tiled walls

## Bedroom 2

13'4" x 12'11" (4.07 x 3.96)

## Bedroom 3

17'0" x 9'6" (5.19 x 2.92)

Bay window, built in wardrobes

## Bedroom 4

14'0" x 10'4" (4.29 x 3.17)

Two Velux windows, part sloping ceilings

## Bedroom 5

10'6" x 8'10" (3.22 x 2.70)

Velux window





**Family Shower Room**  
14'11" x 6'5" (4.55 x 1.96)

Large walk in shower two wash hand basins set into worktops with cabinets below, WC, tiled floor and part tiled walls

**Garage & Parking**  
18'4" x 13'1" narrowing to 10'10" (5.60 x 4.00 narrowing to 3.31)

Electric up and over door power and light, there is also ample off road parking to the front

**Outside**

The front is mainly used for parking. there is a large west facing garden to the rear partly laid to patio with an ample sized lawn and a range of mature borders. There are further sitting areas within the garden and a pergola

**Council Tax**  
Band F with Dorset Council

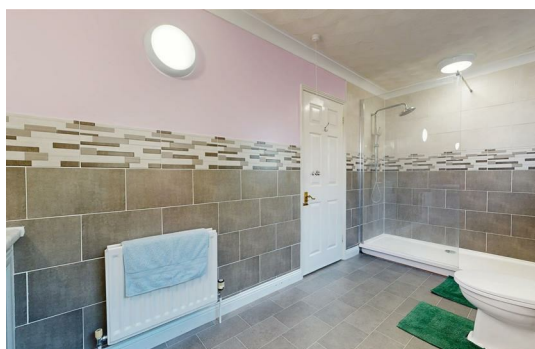
**Utility Supplies**  
Mains gas, electricity, water and drainage connected

**Flood Risk**  
Very Low Risk from rivers, sea or surface water

**Construction**  
Traditional cavity construction with brick and rendered elevations under a pitched roof

**Phone and Broadband signal strength and coverage**  
Vodafone, & O2 signals are strong, EE & 3 are average  
TV, Sky & BT are available Virgin in not available  
Broadband estimated standard 14 mbps superfast 46 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

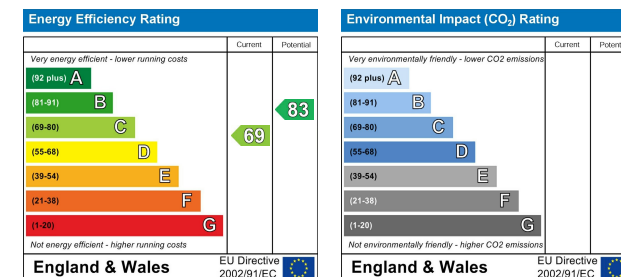
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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