



Lorton Lane

Weymouth, DT3 5QH

**Price Guide £400,000 Freehold**





## Lorton Lane

Weymouth, DT3 5QH

Uniquely situated within Lorton Meadows Nature Reserve and surrounded by nature is this three bedroom semi detached stone cottage that is ready for a program of updating throughout. Accessed from an unadopted track the plot is believed to be around 0.75 acres (we have been unable to clarify the size) with thick vegetation to the side and rear offers a high degree of privacy . Offering a new owner the opportunity to create a home in this peaceful location yet within four miles of Weymouth Town Centre, The Esplanade and picturesque Harbour Area.

### Porch

### Hall

### Lounge

21'6" x 15'10" (6.56 x 4.84)

Irregular shape, fireplace

### Kitchen

13'1" x 6'3" (4.00 x 1.92)

Requires updating

### Bathroom

Bath wash hand basin & WC

### Landing

### Bedroom 1

14'2" x 9'4" (4.32 x 2.85)

### Bedroom 2

12'4" x 10'7" (3.76 x 3.25 )

Irregular shape

### Bedroom 3

10'8" x 9'3" (3.27 x 2.83)

### Parking

Accessed off an unmade track leading to ample space for off road parking and a turning area. Space for garaging subject to planning permission

### Outside

The plot is believed to be in the region of 0.75 acres but due to the overgrown nature we have been unable to measure. Buyers should satisfy themselves as to the plot size

The plot surrounds the house on three sides, the garden area is mainly laid to lawn the remainder has been left to nature with a mixture of mature trees and undergrowth







### Lorton Meadows Nature Reserve

The property is situated within the Lorton Meadow Nature Reserve which is managed by Dorset Wildlife Trust

### Council Tax

Band C with Dorset Council

### Utility Supplies

Mains electricity and water connected, gas is from a LPG tank in the garden and drainage is to a septic tank in the neighbours garden (Any costs are split)

### Flood Risk

Very low risk from rivers & sea, low risk from surface water

### Phone and Broadband signal strength and coverage

O2 & Vodafone are strong signal, 3 is average & EE is poor signal

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 12 mbps superfast 35 mbps ultrafast is not yet available

### Construction

Traditionally Built with Stone elevations under a pitched roof, believed to of been built between 1835 & 1840

### 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

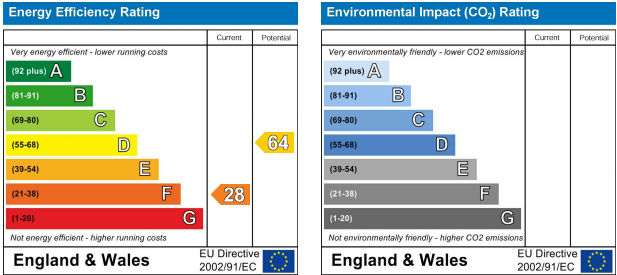
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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