



AUSTIN  
ESTATE AGENTS



## Dorchester Road

Broadway

Weymouth

Dorset

DT3 5BP

Offers in excess of £550,000

---

### SUMMARY

- Substantial Semi Detached Property
- Currently Configured as Three One Bedroom Apartments
- Could be Utilised as a Large Family Home or Investment Opportunity
- Each Apartment Boasting a Modern Fitted Kitchen
- Ground Floor Bathroom, First Floor Shower Room & Second Floor Bathroom
- Open Plan Kitchen / Dining / Conservatory to Ground Floor Apartment
- Gas Central Heating & Double Glazing Throughout
- Generous Rear Garden with Swimming Pool & Summer House for use by Ground Floor Apartment
- Large Driveway for Multiple Vehicles







## SUMMARY OF ACCOMMODATION

Entrance Porch

Entrance Hallway

### GROUND FLOOR APARTMENT

Hallway

Lounge 12' 2" x 12' 7" (3.71m x 3.83m)

Kitchen / Diner 18' 6" max x 12' 4" max (5.63m max x 3.75m max)

Dining Area 7' 9" x 6' 3" (2.37m x 1.91m)

Conservatory 11' 11" x 12' 5" (3.63m x 3.79m)

Utility Room 8' 11" x 6' 4" (2.73m x 1.92m)

Bedroom 10' 9" x 11' 8" (3.28m x 3.56m)

Bathroom 6' 1" x 8' 4" (1.86m x 2.53m)





## THE PROPERTY

We are delighted to bring to the market a wonderful freehold property that boasts exceptionally spacious accommodation. The property is currently configured as three one bedroom apartments by our vendors and is used for multi-generational family living. However it does offer versatile use, in that it could also be used as a substantial family home, or as an investment buy with the upper floor apartments being utilised as holiday lettings / AirBnB whilst residing in the wonderful ground floor apartment. The property is beautifully presented throughout with off road parking for multiple vehicles and as such we strongly recommend viewing

The ground floor apartment is outstanding, being tastefully decorated throughout. The accommodation includes a spacious lounge with bay window and feature wood burning stove fireplace, a stylish open plan kitchen / dining / conservatory area, utility room, double bedroom and stunning bathroom with bespoke rolltop bath. This apartment also has the use of the rear garden, another beautifully presented area including a large patio adjacent to the conservatory, a lawned area with attractive shrubs and planted borders. At the end of the garden is an outside entertaining area with an in-ground swimming pool area as well as a spacious summer house with power and light.

The first floor offers entry to two separate apartments. Apartment one hosts a lobby area where access can be gained into a spacious rear aspect lounge, contemporary kitchen, front aspect double bedroom with feature bay window, modern shower room and a large storage cupboard. All rooms are superbly presented.

The second apartment is duplex with accommodation situated over two floors. From the apartment entrance door access is gained into an open plan lounge / dining / kitchen room with a rear aspect contemporary kitchen area and a front area lounge / diner where stairs ascend to the second floor. A second floor lobby hosts doors to a cupboard and the very spacious bedroom with dressing area and ensuite bathroom comprising WC, wall mounted wash hand basin and bath with shower over and tiling to the walls and floor. Again, all rooms are stylishly decorated.

This versatile property is situated in the sought after location of Broadway, a family friendly area with many shops, supermarkets and well regarded schools within close proximity. Transport links are favourable with regular bus routes to surrounding areas on the doorstep. The Weymouth relief road providing easy access to the county town of Dorchester and beyond and is a short drive away.

For further information, or to make an appointment to view this fantastic property, please call the team at Austin Estate Agents.





## SUMMARY OF ACCOMMODATION

### APARTMENT ONE

#### Hallway

Lounge 10' 5" x 13' 1" (3.17m x 3.99m)

Kitchen 7' 4" x 9' 5" (2.24m x 2.87m)

Bedroom 12' 0" x 9' 7" plus bay (3.65m x 2.91m plus bay)

Shower Room 5' 10" x 6' 2" (1.77m x 1.88m)



# 1





## SUMMARY OF ACCOMMODATION

### APARTMENT TWO

#### FIRST FLOOR

**Lounge / Diner** 9' 1" plus recess x 16' 4" (2.78m plus recess x 4.99m)

**Kitchen Area** 8' 8" x 6' 6" (2.65m x 1.97m)

#### SECOND FLOOR

**Bedroom Two** 8' 9" plus recess x 12' 6" (2.66m plus recess x 3.82m) plus 8' 0" x 9' 9" (2.45m x 2.97m)

**En-Suite Bathroom** 5' 9" x 9' 8" (1.76m x 2.95m)

# 2





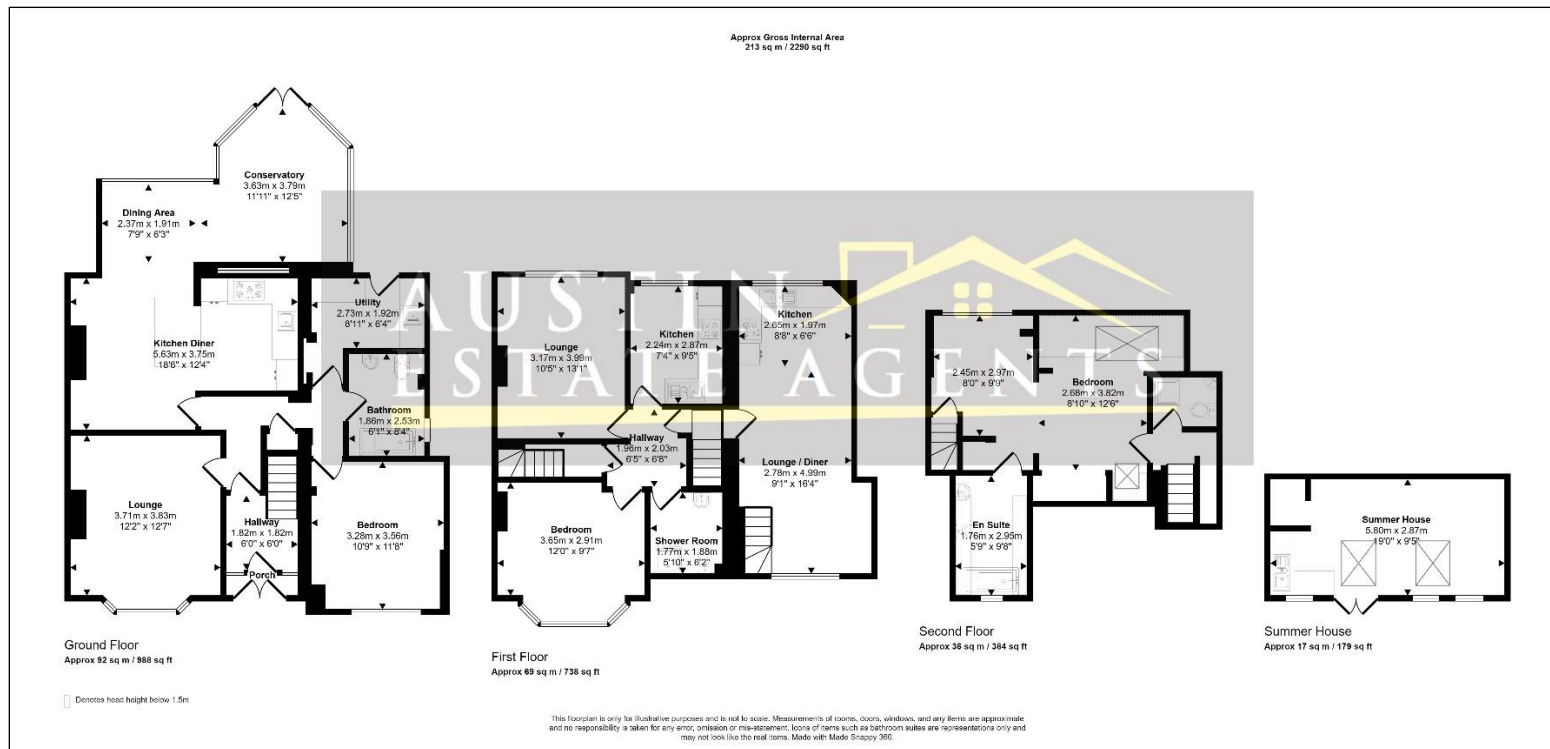


## Rear Garden, Swimming Pool & Summer House

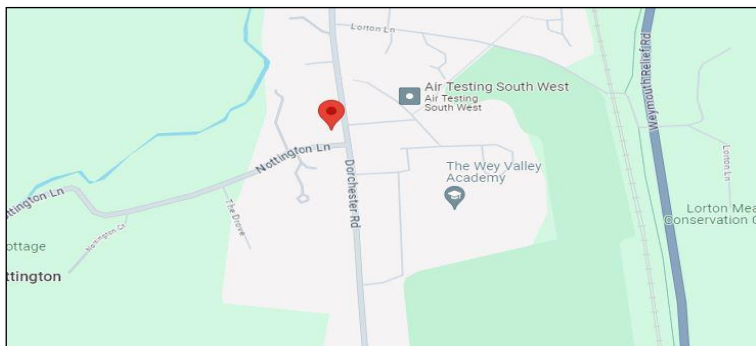




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: D**  
**TENURE: Freehold**

**Austin Estate Agents** 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.