

192 Newstead Road
Weymouth
£400,000 Offers Over

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192 NEWSTEAD ROAD
WEYMOUTH, DT4 0DY







Situated close to Weymouth town centre, this spacious three-bedroom home offers versatile open-plan living, ideal for both families and entertaining. The property features a generous kitchen/sitting/dining room with a central island, breakfast bar and log burner, alongside three bedrooms and a family bathroom. Outside, there is a good-sized rear garden with decking, a patio area and a large shed, together with a single garage, side access and a substantial driveway providing ample off-road parking.

Weymouth is a picturesque seaside town located midway along the stunning Jurassic Coast, a UNESCO World Heritage Site, and lies just seven miles south of the historic county town of Dorchester. Renowned for its golden sandy beaches, traditional promenade, and vibrant harbour. In 2012, the town gained recognition as the host of the sailing events for the London Olympics, alongside neighbouring Portland, resulting in improved transport links, including the construction of a relief road and an extensive network of cycle paths. The town offers a wide range of amenities, from independent shops and restaurants to leisure facilities and healthcare services, as well as a selection of schools. Weymouth is serviced by mainline train links to London Waterloo and Bristol Temple Meads and a regular bus service to the County town of Dorchester.









Upon entering through the double doors, you are welcomed into the stylish entrance hallway, which provides access to a convenient downstairs WC, along with an understairs storage cupboard.

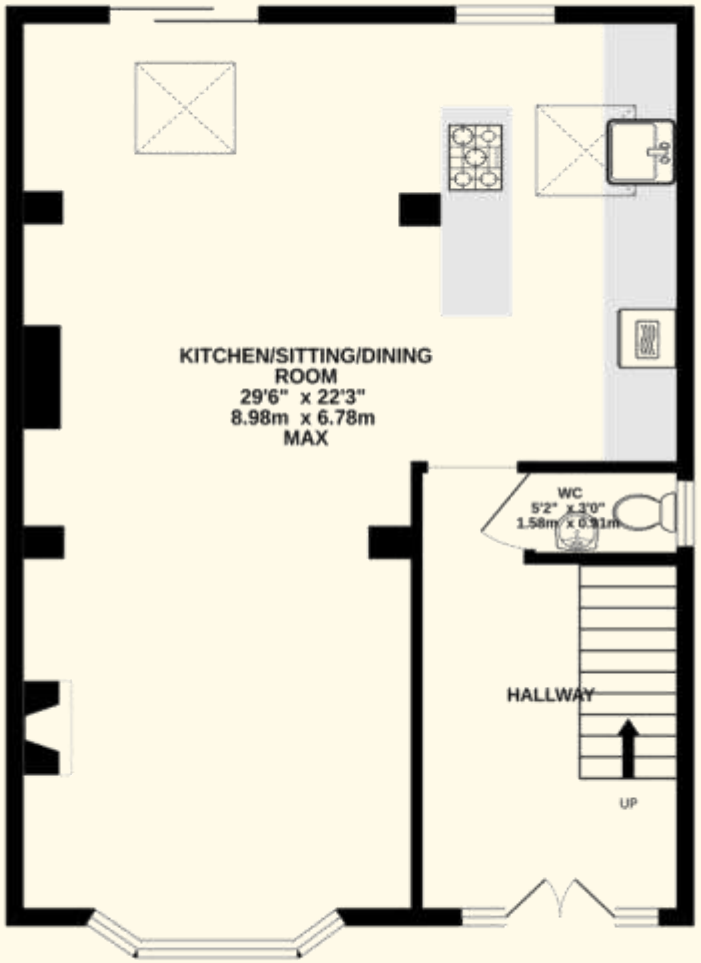
The hallway leads through to a spacious open-plan kitchen/sitting/dining room, offering plenty of room for both everyday living and entertaining. The kitchen features a central island with a built-in five-ring gas hob, a Belfast sink, wine cooler, double oven and ample cupboard space. There is also space for a washing machine, dishwasher and fridge-freezer. A skylight allows natural light to flow into the kitchen, while a breakfast bar provides additional seating. The kitchen and hallway benefit from tiled flooring, which continues through to the dining area, while the sitting area is carpeted and features a log burner and a large front-facing bay window. Sliding doors open onto a decked area, complete with a retractable fabric awning, providing an ideal space for outdoor dining. The garden is mainly laid to lawn, with a combination of shrubs, hedging and artificial grass, as well as a small patio area. A large shed is positioned at the bottom of the garden, which also benefits from access to a single garage. Side access is available via a gate.

Stairs rise to the first-floor landing, leading to the family bathroom, which comprises a bath, separate shower cubicle, WC and wash basin with storage beneath, complemented by tiled flooring.

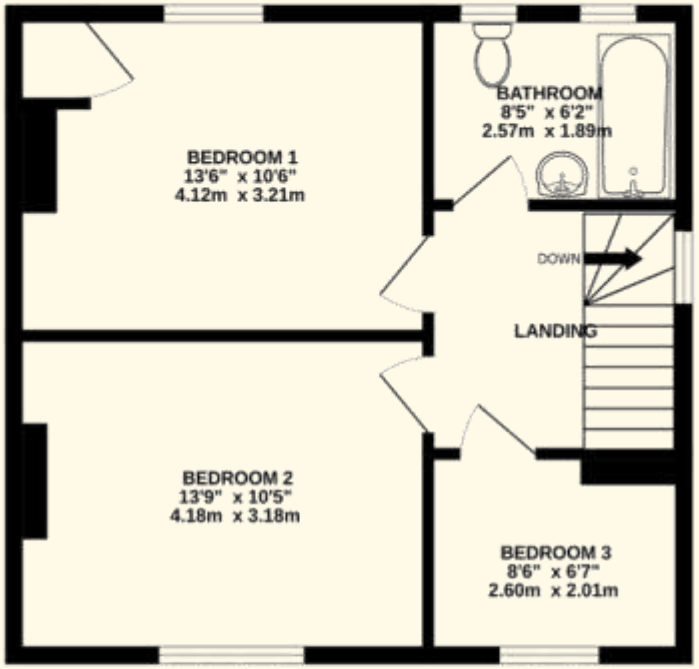
The main bedroom is a comfortable double room with a built-in cupboard housing the boiler. Bedroom two is also a good-sized double, while bedroom three is a single room.

Externally, to the front, the property benefits from a large driveway providing ample off-road parking.

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Agents Notes:
There is a right to pass over nearby land to gain rear access to the property - a copy of the plan is available on request.

Mobile & Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk

Local Authorities:
Dorset Council
County Hall,
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

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