



**Dorchester Road, Weymouth, DT3 5EF**  
Offers In Region Of £375,000 Freehold

  
**MARTIN&CO**

# Dorchester Road, Weymouth

4 Bedrooms, 2 Bathroom

Offers In Region Of £375,000

- Converted Detached House
- Spacious & Versatile Accommodation
- Arranged as Two, Two Bedroom Flats
- Garage & Driveway
- Enclosed Rear Garden
- Currently Providing an Income



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Located in the sought-after residential area of Lodmoor, this substantial detached house offers an exciting opportunity and versatile accommodation. With its inviting charm, this property is arranged as two separate, spacious apartments, each boasting private entrance access, ensuring both privacy and convenience.

#### Ground Floor Apartment

The ground floor apartment features a well-designed layout, consisting of:

- Two double bedrooms
- A generously sized living room
- Bathroom
- Kitchen

One of the highlights of the ground floor apartment is its access to an enclosed rear garden, providing a private outdoor oasis perfect for relaxation and entertaining.

#### First Floor Apartment

The first floor apartment is equally impressive, offering:

- Two double bedrooms
- Bright and airy living room

- Contemporary bathroom
- kitchen

This configuration ensures a comfortable and independent living space for the occupants.

#### Additional Features

The property also includes a garage and driveway, providing ample parking space and additional storage options. Whether you choose to maintain the current arrangement or convert it into a single-family residence, this house presents endless possibilities to suit your needs.

#### GROUND FLOOR FLAT

LOUNGE 15' x 13' (4.57m x 3.96m)

KITCHEN 9' x 8' (2.74m x 2.44m)

BEDROOM 14' x 12' (4.27m x 3.66m)

BEDROOM 12' x 7' (3.66m x 2.13m)

BATHROOM

WC

#### FIRST FLOOR FLAT

KITCHEN 7' x 7' (2.13m x 2.13m)

LOUNGE 15' x 13' (4.57m x 3.96m)

BATHROOM

WC

BEDROOM 14' x 12' (4.27m x 3.66m)

BEDROOM 11' x 8' (3.35m x 2.44m)

ENCLOSED REAR GARDEN

DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING

GARAGE











All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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