

Mead Road

Weymouth

Offers in excess of $400,000

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16 Mead Road
Southill, Weymouth, DT4 9SE







Situated in the popular Southill area of Weymouth, this beautifully renovated three-bedroom bungalow offers modern and comfortable living throughout. Updated within the last two years, the property benefits from a contemporary fitted kitchen, three double bedrooms, a separate utility room and a modern family bathroom. Externally, a shingled driveway provides off-road parking, while the spacious wraparound garden offers excellent potential to create a superb outdoor space. EPC rating D.

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.








Entering the bungalow, the hallway leads through to three well-proportioned double bedrooms, a modern family bathroom and the main living areas. The property has been fully renovated within the last two years, creating a contemporary home.

The modern fitted kitchen features a range of wall and base units, complemented by a central island providing additional preparation space. Integrated appliances include a Bosch dishwasher, Lamona four-ring induction hob and Samsung double oven, with further space for a washing machine and fridge-freezer. A separate utility room offers tiled flooring, a WC and wash hand basin, alongside space for a tumble dryer. The room also houses the boiler, providing a practical additional space away from the main kitchen.

The family bathroom is finished with tiled flooring and splashbacks and comprises a wash hand basin, WC, bath with shower over and a separate walk-in shower

All three bedrooms are doubles, with the two largest benefiting from fitted wardrobes, which will remain at the property.

Externally, a shingled driveway provides off-road parking extending up to the property. The bungalow is surrounded by a spacious wraparound garden, offering plenty of potential to create an attractive outdoor space, with finishing works still required.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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

Broadband and Mobile Service:
At the time of the listing, standard, superfast and ultrafast broadband is 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

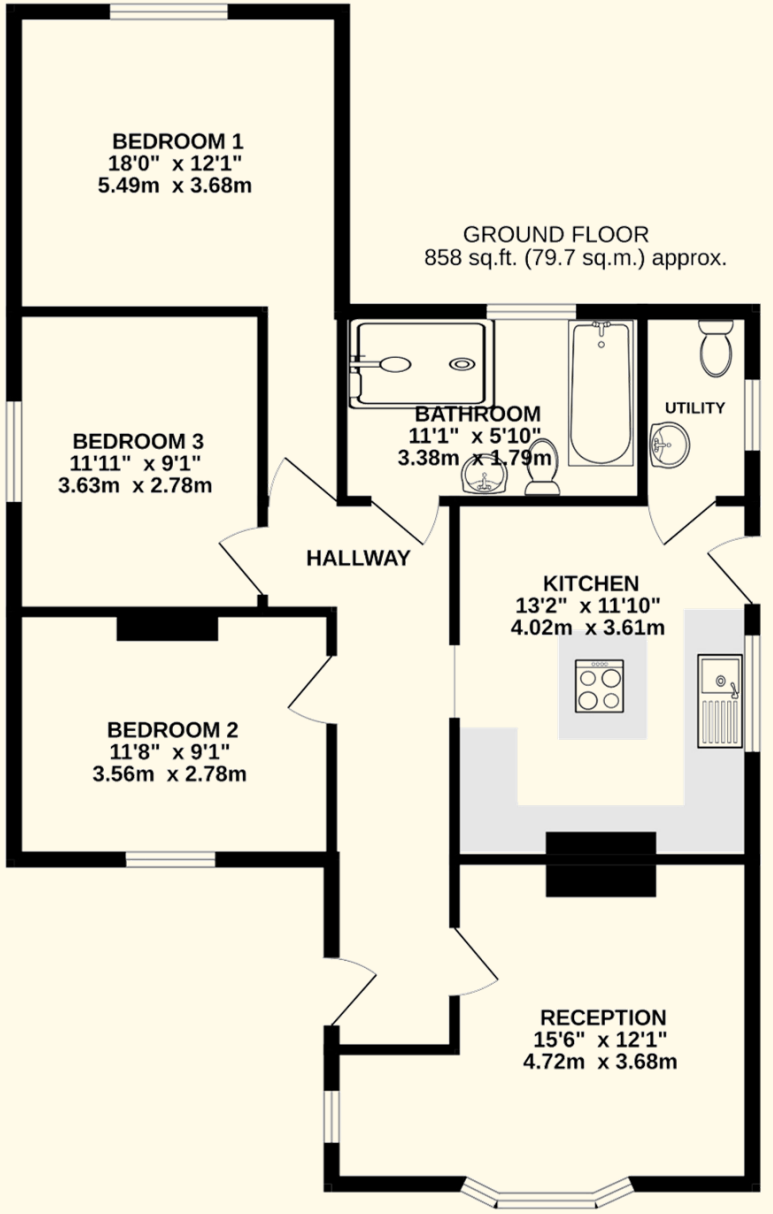
Tel: 01305 211970

Council tax band D.

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

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-land-tax/#!/intro



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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The Property Ombudsman SALES