

The Rise | Southill | Weymouth | DT4 0TD

£350,000

BEAUMONT JONES

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This well-presented three bedroom semi-detached family home is superbly positioned in the ever-popular area of Southill, offering a generous South-facing rear garden, garage and a driveway providing off-road parking for several vehicles. Ideally located close to well-regarded schools, the property features a spacious lounge/diner with bi-fold doors opening directly onto the garden, a modern fitted kitchen, and a useful side porch currently arranged as a utility space, along with a convenient downstairs cloakroom. Upstairs, a contemporary family bathroom serves three well-proportioned bedrooms, some enjoying far-reaching views over the surrounding area and towards Weymouth Golf Course. The garden further benefits from a workshop, making this an excellent home for families and hobbyists alike. This property must be viewed to be fully appreciated.

- Three Bedroom Semi-Detached Family Home
- Generous Sized South-Facing Rear Garden
- Garage & Driveway Providing off Road Parking For Several Vehicles
- Downstairs Cloakroom & Modern Family Bathroom
- Located Within Southill
- Well-Presented Throughout
- Spacious L-Shaped Lounge/diner With Bi-Fold Doors Leading Directly Out Onto The Garden
- Modern Fitted Kitchen Plus A Side Porch Currently Arranged As A Utility
- Far Reaching Views Over The Surrounding Area & Over Towards Weymouth Golf Course
- Close To Well-Regarded Schools & Local Amenities

Full Description

Entrance to this wonderful family home is via a front-aspect double-glazed door, opening into a warm and welcoming hall with stairs rising to the first floor and two front-aspect double-glazed windows that enhance the natural light. From here, doors lead through to the beautifully arranged ground-floor accommodation. The modern cloakroom is finished to an excellent standard, featuring a WC with concealed cistern, a vanity wash hand basin, a wall-mounted gas boiler and a front-aspect double-glazed window. The spacious L-shaped lounge/diner provides an impressive amount of living and dining space, ideal for both everyday family life and entertaining. A set of rear-aspect double-glazed bi-fold doors open directly onto the South-facing rear garden, while an additional rear-aspect window in the dining area ensures the room remains bright







This beautiful family home is located within the popular location of Southill, close to well-regarded schools and local amenities.











throughout the day. A sliding door leads into the modern fitted kitchen, thoughtfully designed with a range of eye-level and base units with work surfaces over, an integral double oven, inset four-ring electric hob with extractor hood, integrated fridge/freezer and dishwasher. A side-aspect double-glazed window brings in further light, and a built-in under-stairs cupboard provides excellent storage. A side-aspect wooden glazed door opens into the side porch, currently arranged as a highly practical utility area. This useful space offers plumbing and room for a washing machine and tumble dryer beneath a fitted worktop, dual-aspect double-glazed windows, a large built-in storage cupboard, and a front-aspect double-glazed door that opens onto the driveway — providing exceptionally convenient access into both the house and kitchen.

The first floor is introduced by a spacious landing, beautifully illuminated by a side-aspect double-glazed window that allows natural light to cascade through the space. From here, doors lead to all three bedrooms and the family bathroom, while a loft hatch provides access to a partially boarded loft complete with a pull-down ladder — ideal for additional storage. The master bedroom is a generous double, featuring a built-in wardrobe and enjoying far-reaching views across the surrounding area and towards Weymouth Golf Course from its rear-aspect double-glazed window. Bedroom two is another well-sized double, offering ample space for freestanding furniture and a bright front-aspect double-glazed window.
Bedroom three is a well-proportioned single, also benefiting from far-reaching views towards Weymouth Golf Course through its rear-aspect double-glazed window, making it an ideal child's room, study or guest space. The modern family bathroom is finished to a high standard, comprising an L-shaped panel-enclosed bath with wall-mounted shower system and fitted screen, WC with concealed cistern, vanity wash hand basin, wall-mounted heated towel rail and a side-aspect double-glazed window that enhances both ventilation and natural light.

The outside space of this property is a true highlight, offering a beautifully arranged and impressively generous South-facing rear garden designed for both relaxation and practical family living. Mainly laid to lawn, the garden features a large raised decking area directly abutting the property — an ideal spot for outdoor seating, dining and entertaining in the sun. Additional decked seating areas, including one enhanced by a charming arbor, create multiple zones for enjoying the outdoors. A particularly valuable addition is the spacious workshop, complete with double-glazed patio doors, power and lighting,










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making it perfect for hobbies, storage or creative use. The garden also includes a vegetable patch with greenhouse, alongside well-maintained planted borders that add colour and interest throughout the seasons. Practicality is well catered for, with a side-aspect double-glazed door providing direct access into the garage, and double wooden gates offering convenient side access. To the front, the property enjoys a large driveway providing off-road parking for several vehicles, complemented by an attractive border laid to white pebbles with a planted palm tree and shrub for added kerb appeal. The spacious garage features an up-and-over door, power and lighting, ensuring excellent storage or workshop potential.

Southill is a popular residential area situated just 1 1/2 miles from the town centre, harbour, beaches and within easy reach of the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. Southill is very much sought after and provides a range of amenities and facilities including a primary school, a general store with Post Office, Church, Chemist, Public House, take-away and Gymnasium.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

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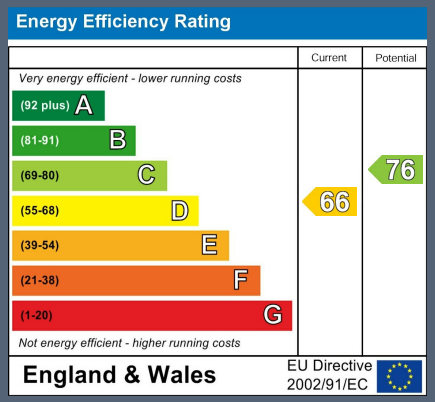
Generous sized South-Facing rear garden with a useful workshop, garage and a driveway providing off road parking for several vehicles.

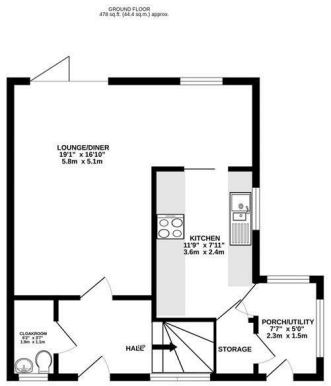


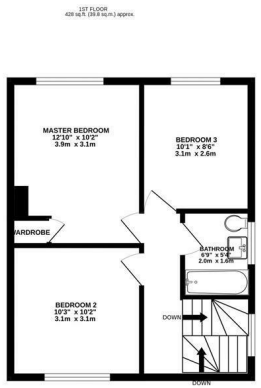


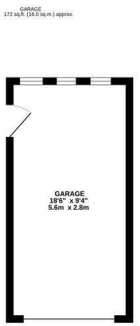














TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.

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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk