

Bedford Road | Weymouth | Dorset | DT4 0QH

Offers Over £235,000

BEAUMONT JONES

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Dorset | DT4 0QH
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We are delighted to offer an immaculate and well presented three bedroom home offering a Southerly facing rear garden. The property boasts a living room, spacious kitchen/diner, three bedrooms, modern bathroom, easy on road parking in car parks close by and a low maintenance Southerly facing rear garden. This property would make an excellent first time purchase and viewing is a must to be appreciated.

- Three Bedroom Family Home
- A Perfect First Time Buy/ Upsize
- Low Maintenance Southerly Facing Rear Garden
- Southerly Facing Rear Garden
- Modern and Spacious Kitchen/Diner
- Close to Local Amenities and Great School Catchment

Full Description

Entrance into this immaculately presented home is via a front aspect double glazed door opening into the welcoming hallway. From the hallway, doors open to the main principle rooms as well as a rear aspect double glazed door opening onto the rear garden, two storage cupboard, ample open space for storage and stairs rise to the first floor. The living room is a great space offering a large front aspect double glazed window, electric fire place and a wall mounted radiator. The modern fitted kitchen/diner offers a range of eye and base level units with work surfaces over, space for a range cooker with fitted extractor hood over, integrated appliances include a fridge/freezer, tumble dryer and washing machine. This bright and airy room also offers a rear aspect double glazed window and space for a dining table.

The first floor offers a landing area with loft access via a hatch, two built in cupboards with one housing the gas combi boiler and doors lead through to three bedrooms and the family bathroom. The master bedroom is a generous sized double offering a rear aspect double glazed window looking







Fantastic first time purchase











out to the rear garden, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a further double offering a front aspect double glazed window and a wall mounted radiator. Bedroom three is a single/ compact double with a front aspect double glazed window and a wall mounted radiator. The modern bathroom offers a suite comprising a panel enclosed p shape bath with shower screen attached, wall mounted mixer shower over, low level WC with concealed cistern, vanity wash hand basin, wall mounted heated towel radiator and a rear aspect double glazed window.

To the front of the property it is mostly laid to lawn with a pathway leading to the front door. The low maintenance southerly facing rear garden benefits from an external store as well as a generously sized shed, offering power and lighting. The garden has a great patio area, perfect for a table and chairs, stone to shingle around and rear access. Nearby there are car parks providing ample parking on a first come first serve basis.

The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy a little further down on Abbotsbury Road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach and the Weymouth golf course is just moments away.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B.

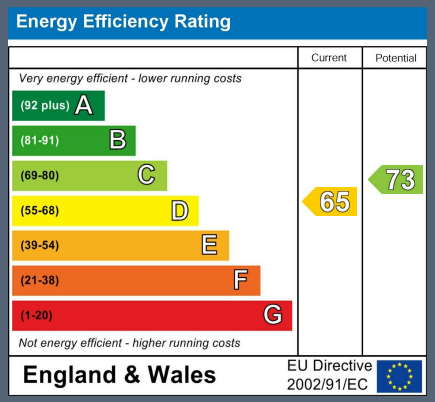
Services: Mains electric, gas & drainage.

Agents Notes- EPC TO FOLLOW.

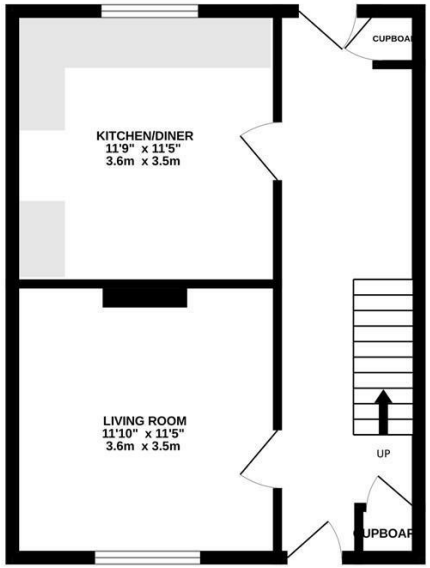
Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

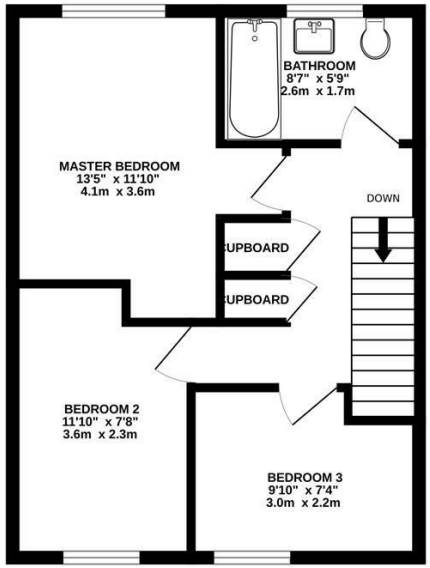




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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We value more than your property