

Culliford Way | Weymouth | Dorset | DT3 6AN

Guide Price £250,000

BEAUMONT JONES

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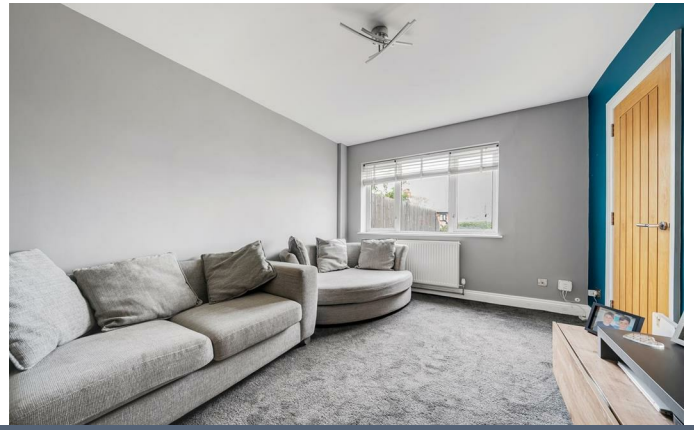
We are delighted to bring to the market this recently modernised three bedroom semi-detached home sat upon a substantial corner plot. The property offers a spacious open-plan kitchen, living room, dining room, modern shower room, large front and rear gardens and off road parking for one vehicle. This would make the perfect first time purchase and viewing is a must to be appreciated.

- Three Bedroom Semi Detached Home
- Immaculate & Well-Presented Throughout
- Off Road Parking for One Vehicle
- Substantial Corner Plot with Wrap Around Garden
- Excellent First Time Purchase
- Close to Local Amenities & Good Transport Links

Full Description

Entrance into this beautifully modernised home is via the double glazed front door which opens into the kitchen/breakfast room. This open plan area is a great size with stairs rising to the first floor, understairs cupboard, further storage cupboard, door leading into the separate living room, side aspect double glazed door leading onto the rear garden and dual aspect double glazed windows. The kitchen offers a range of eye and base level units with work surfaces over, integral oven with four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a fridge freezer, wall mounted







Recently modernised throughout including a newly fitted shower room.











combination boiler and space for a dining table. The living room is a good size offering ample space for living room furniture, front aspect double glazed window and a door opening into the dining room. The dining room is also a great size and offers double glazed double doors opening onto the rear garden.

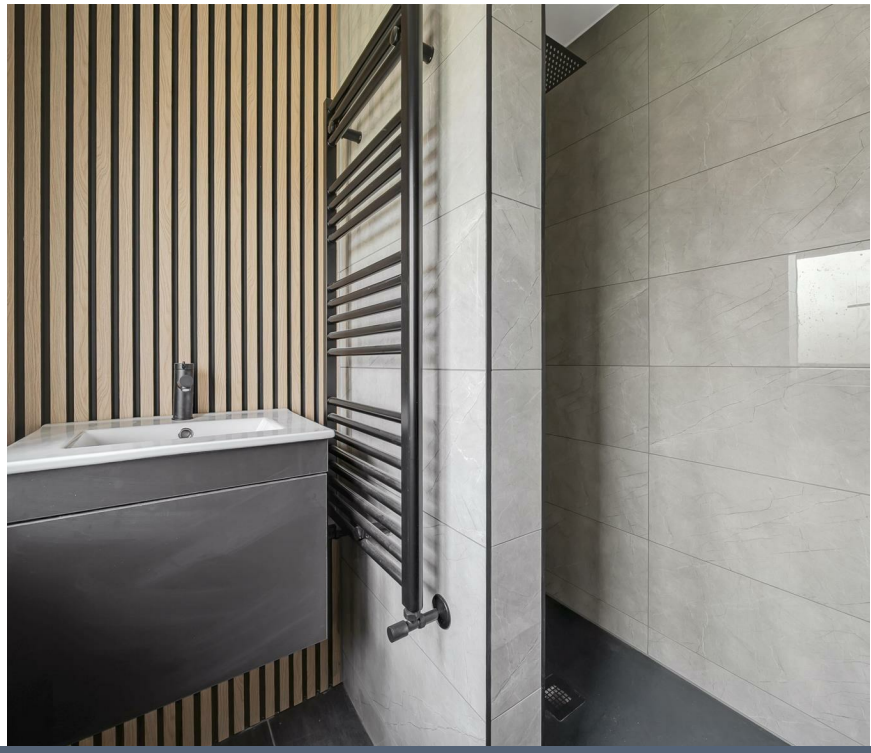
The first floor offers a landing area with loft access via a hatch, built in cupboard, front aspect double glazed window and doors lead through to three bedrooms and the shower room. Bedroom one is a generous sized double offering a rear aspect double glazed window, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a further double offering a rear aspect double glazed window, hard wired internet, ample space for bedroom furniture and a wall mounted radiator. Bedroom three is a good sized single with a front aspect double glazed window, hard wired internet and a wall mounted radiator. The stunning modern shower room offers a suite comprising a walk in shower with wall mounted mixer shower over head with waterfall shower head attachment, low level WC, wash hand basin, wall mounted radiator and a side aspect double glazed window.

Outside the property is sat on a generously sized corner plot with a large front and side garden, mostly laid to lawn with path leading to the front door, side access leading into the rear garden and hard standing providing off road parking for one vehicle. The enclosed private rear garden is low maintenance with a patio area abutting the property, laid to decking area creating the perfect space for a table and chairs, laid to lawn area and two external brick built storage sheds.

The property is located in Culliford Way. The location is extremely convenient for local amenities, doctors, schools and grocery shops such as Chalbury food and wine store in










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Preston, Morrisons Daily, Home Bargains and Goulds Garden Centre. Nearby there is a regular bus route, Upwey train station with direct links to Bristol Temple Meads and London Waterloo and excellent road and cycle links to both Weymouth and Dorchester. The surrounding countryside encourages lovely walks and hikes, and the stunning coastline of Weymouth Bay and Preston beach, is just a short distance away.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Mains gas, electric & drainage.

Disclaimer: - 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.

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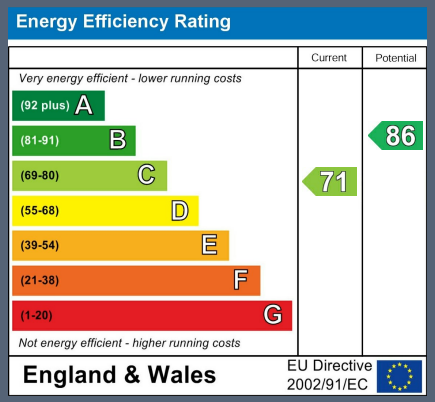
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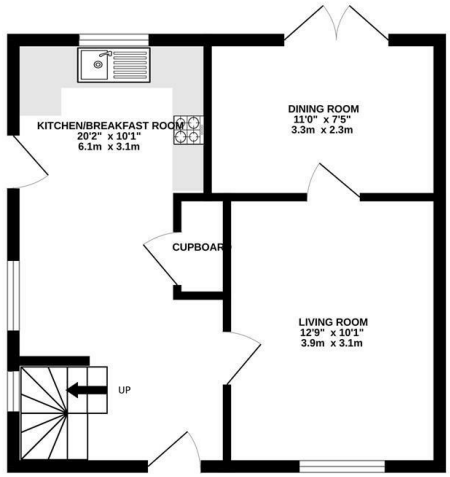




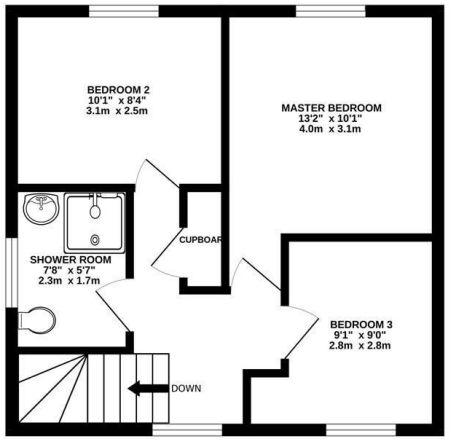




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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