

Wardcliffe Road | Weymouth | Dorset | DT4 0HP

BEAUMONT JONES

Offers Over £300,000

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A well-proportioned three-bedroom semi-detached home offering generous living accommodation, a fantastic rear garden and an unusually substantial workshop – presenting an exciting opportunity for buyers looking to create a home of their own. Accommodation includes; porch, hallway, sitting room, extended accommodation to rear including a generous sized dining room, kitchen, rear lobby and downstairs cloakroom. To the first floor is three bedrooms, shower room and separate WC. There is a lovely enclosed rear garden with garden store and workshop to the rear.

- Three-bedroom semi-detached home
- Extended accommodation to the rear
- Fantastic, generously sized rear garden
- Close to Weymouth harbour & town
- Generous bay-fronted sitting room
- Downstairs WC, Upstairs bathroom with separate WC
- Gated frontage and off-road parking
- Excellent scope for cosmetic updating and personalisation

Full Description

Accommodation

Set back from the road behind a gated frontage, the property offers extended accommodation and has clearly been a much-loved home. While there is scope for some cosmetic updating, the proportions are excellent, with two reception areas, three bedrooms and plenty of potential to adapt and modernise. The accommodation begins with an entrance porch opening into the hallway, with stairs rising to the first floor. There is a useful storage cupboard and pantry under the stairs. To the front is a generous sized sitting room, with a







A fantastic opportunity to put your own stamp on a much-loved home











fireplace and wide bay window bringing plenty of natural light into the room and providing a lovely focal point. Moving towards the rear, the dining room provides another good-sized reception space and opens through into a further extension making this a sizeable room. This additional area enjoys sliding patio doors overlooking and opening onto the rear garden, creating a versatile space which could work equally well as a family area, garden room or more informal dining space.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an integrated oven, gas hob, fridge, freezer and one and a half bowl sink. A door leads through to an inner lobby with access to a useful ground-floor WC along with a door opening into the garden.

On the first floor are three bedrooms. The principal bedroom is particularly generous in size, enjoying the character of a front bay window and an extensive range of fitted wardrobes and storage. Bedroom two is another comfortable double bedroom with similar built-in storage and views over the rear garden. Bedroom three provides a useful single bedroom which would also lend itself perfectly to a home office or nursery. The first floor also benefits from a separate bathroom and WC. The bathroom is currently arranged with a large walk-in shower enclosure and wash hand basin.

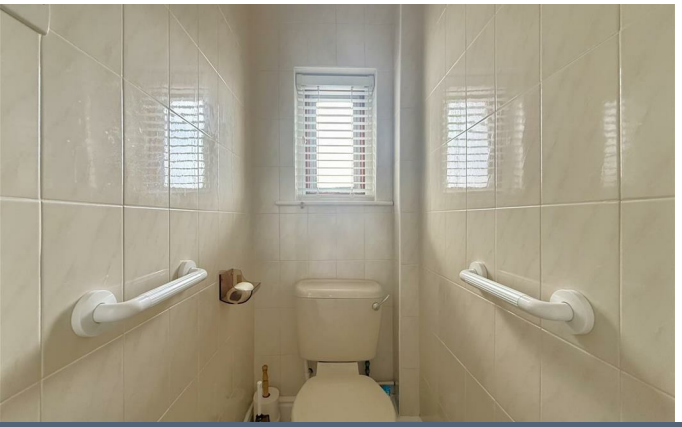
Outside

The rear garden is a real feature of this home. Generous in size and established, it has been thoughtfully arranged with areas of lawn, paving, gravelled beds and mature planting, creating several different areas to enjoy. There is plenty here for keen gardeners, families or simply those wanting more outside space. Positioned at the far end of the garden is a substantial workshop measuring, together with an adjoining garden store. Offering power and light, this is a brilliant addition and could be ideal for a tradesperson, serious











hobbyist, storage or workshop use. There is secure gated access to to the side of the house leading to the front garden. To the front, the property is approached through gates with a block-paved area providing off-road parking, alongside a pretty small front garden.

Location

The property sits within walking distance to the town centre and harbour as well as a supermarket, Weymouth swimming pool and gym, the Rodwell trail and the Marsh. This property is the ideal family home with good local Primary & Secondary schools close by. Further local amenities can be found nearby, there is a Londis convenience store and Pharmacy a little further down on Abbotsbury Road along with a regular bus service into Weymouth town centre.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C. Services Gas central heating. Mains 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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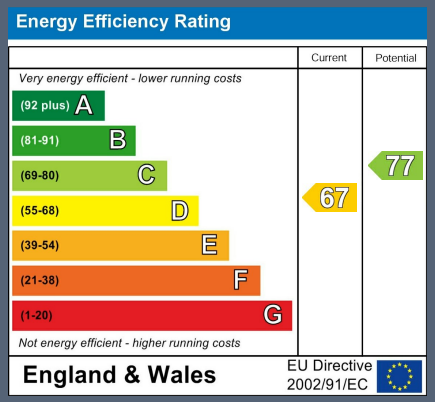
Extended accommodation, three bedrooms, parking & lovely sized rear garden with workshop

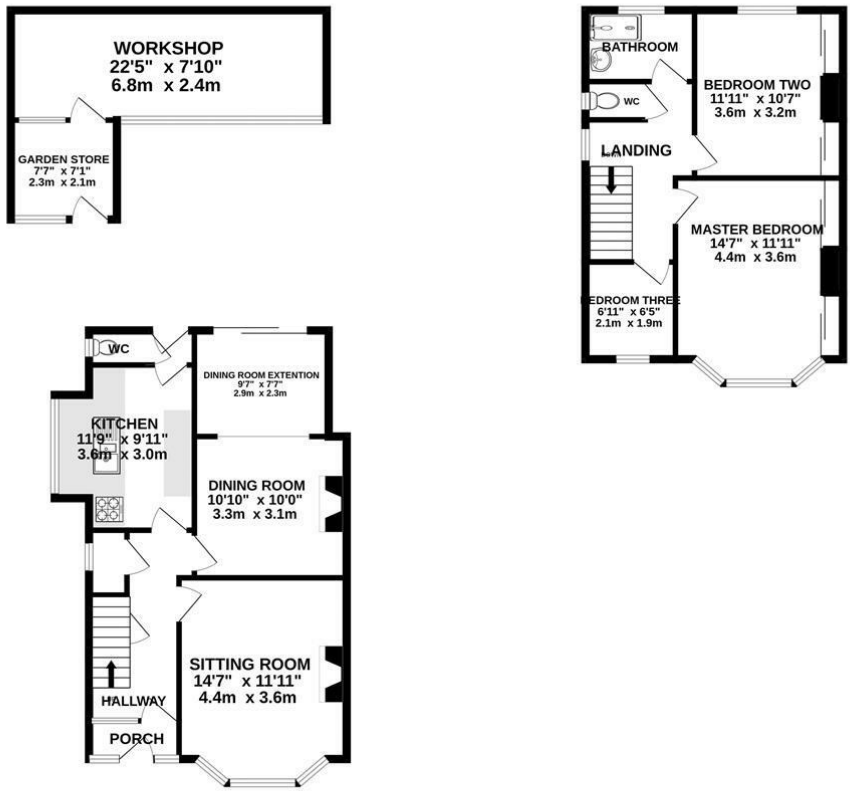




We value more than your property

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 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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