



Admirals Quarter | Barrack Road | Weymouth | DT4 8BD

£695,000

BEAUMONT  JONES

**Admirals Quarter | Barrack Road
Weymouth | DT4 8BD
£695,000**

We are delighted to offer this spacious, stylish and contemporary townhouse. Located on the edge of Nothe Gardens and moments from Newtons Cove, Hope Square and Weymouth Harbour. Tucked away in the sought-after, gated development of Admirals Quarter, this would make an ideal permanent or additional home.

- Spacious & Contemporary
- Set in a Gated Development Townhouse
- Moments from Newtons Cove, Hope Square & Weymouth Harbour
- Four Double Bedrooms
- Generous Sized Garage and Off-Road Parking
- No Forward Chain

**Full Description
Accommodation**

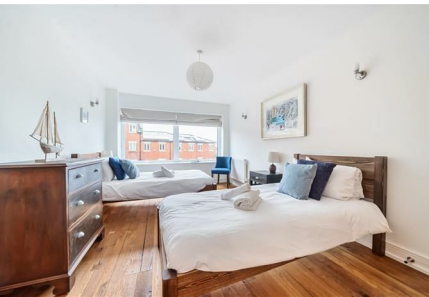
Entrance to the property is via the front door opening into the welcoming hallway, with bespoke oak flooring throughout, the ground floor consists of the following accommodation. Doors open to several useful storage cupboards and there is also integral access into the large garage. Bedrooms three & four, which are both good sized double bedrooms with views over the rear garden. Bedroom three has the benefit of patio doors opening into the rear garden and would also make an inviting snug/additional reception room. The Jack-and-Jill bathroom, which can be used as an en-suite (for bedroom three), or a family bathroom from the hallway. The bathroom consists of a bath with shower over, hand-wash basin and W.C.

From the hallway stairs rise to the first floor with access to the following rooms. The master bedroom, an impressive sized bedroom with large windows framing the views towards Nothe Gardens, this excellent sized bedroom also offers two built-in double wardrobes and full en-suite bathroom. Also on this level is bedroom two, another double bedroom with front aspect window and further Jack-and-Jill en-suite consisting of a shower cubicle, wash-hand basin and W.C.

From the first-floor landing, stairs rise to the second floor with access into the



Stylish & contemporary townhouse set in the sought-after gated development of Admirals Quarter



spacious sitting/dining room. The impressive, vaulted ceiling and large windows offer plenty of natural light, the inviting Juliet balcony offers pleasant views over the Nothe gardens. This wonderful room provides plenty of space for living and dining furniture. Double doors from the dining area open into the kitchen with ample wall and base units providing storage, built-in appliances include a cooker, gas hob, fridge/freezer, and dishwasher.

The adjacent utility room offers further storage cupboards along with space and plumbing for a washing machine and tumble dryer.

Outside

Electric gates provide access into the development, there are two parking spaces outside the house and access into garage. The large garage could accommodate a further vehicle as well as storage. The rear garden offers a patio area abutting the property, providing a sheltered spot, the generous sized decked area is accessed via a few steps and offers ample space for garden furniture.

Location


Located next to Nothe Gardens and with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth's Harbourside and the vibrant Hope Square, with the iconic brewery building, the Square offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

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

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

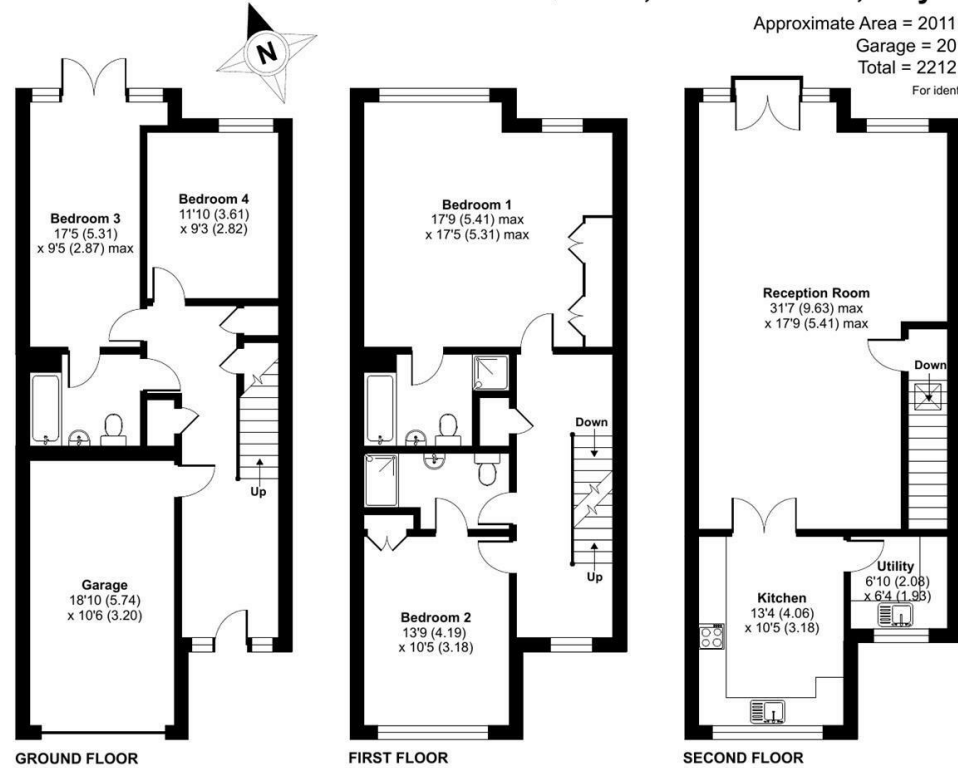


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Admirals Quarter, Barrack Road, Weymouth, DT4

Approximate Area = 2011 sq ft / 186.8 sq m
 Garage = 201 sq ft / 18.6 sq m
 Total = 2212 sq ft / 205.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Avenue Sales and Lettings. REF: 1121220

We value more than your property

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