



Southview Road | | Weymouth | DT4 0JF

Offers Over £135,000

BEAUMONT  JONES

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Offers Over £135,000**

We are pleased to offer this spacious one double bedroom third floor flat (top floor) with allocated off road parking within walking distance of the town centre & harbour. This would make an excellent first time purchase offering a share of the freehold, lounge/diner, kitchen, double bedroom, shower room and a communal garden area.

- Ideal First Time Purchase
- Share of The Freehold
- Communal Garden
- Lounge/Diner
- One Double Bedroom
- Allocated Off Road Parking
- Walking Distance of The Town & Harbour
- Gas Central Heating & Double Glazed Windows

Full Description

Entrance into the building is via a front aspect security door leading into a communal hallway with stairs rising to all floors, flat 5 is located on the third floor which is the top floor. Entrance into the flat is via a wooden door leading into a hallway with a wall mounted telephone entry system, wall mounted radiator and space for a tumble dryer. Doors lead through to the main principle rooms, the kitchen offers a side aspect double glazed window, eye and base level units with work surfaces over, integral electric oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer and a wall



This flat comes with a share of the freehold offering allocated off road parking within walking distance of the town centre & harbour.



mounted gas combi boiler. Reverting back to the hallway the lounge/diner is a generous size for one bedroom flat offering a rear aspect double glazed window, side aspect window, wall mounted electric fire and a wall mounted radiator. The double bedroom offers a front aspect double glazed window, wall mounted radiator, ceiling fan light and plenty of space for furniture. The shower room has a front aspect double glazed window, shower cubicle with a wall mounted mixer shower system, wall mounted wash hand basin, low level WC and extractor fan.

Outside offers a communal rear garden laid to patio with a communal washing line and a communal bin store. The property comes with allocated off road parking for one car.

The property sits within walking distance of the town centre, harbour, Rodwell Trail, Weymouth swimming pool and The Marsh. A local convenience store is located just moments away.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. 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	72	73
(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	

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 390 sq.ft. (36.3 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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We value more than your property