



Kestrel View | Broadway | Weymouth | DT3 5QY

Offers Over £175,000

BEAUMONT  JONES

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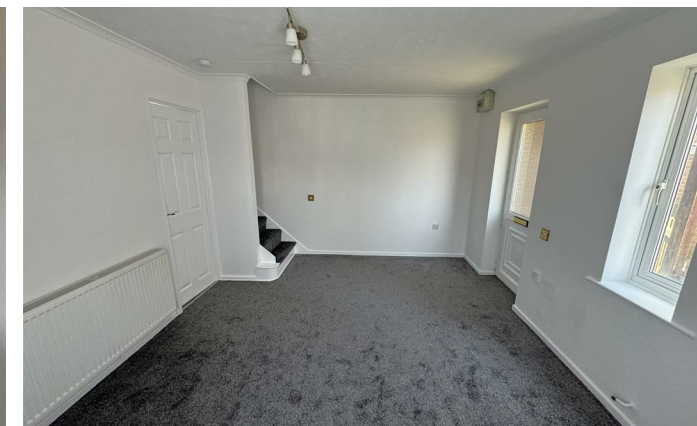
Offered with no onward chain is this fantastic first time purchase of a one bedroom freehold house with it's own large fence enclosed front garden and allocated off road parking within a cul-de-sac in Broadway. The property offers a living room with a box bay window, kitchen, double bedroom with built in wardrobes, bathroom and a brick built storage shed.

- Freehold House
- Own Large Fence Enclosed Front Garden
- Located within a Cul-De-Sac
- Perfect First Time Purchase
- One Double Bedroom with Built In Wardrobes
- Allocated Off Road Parking
- Braodwey Location with Great Transport Links
- No Onward Chain

Full Description

Entrance to the property is accessed by a right of access path leading to the main entrance, access into the property is via a side aspect double glazed door leading into the living room with stairs rising to the first floor, front aspect double glazed box bay window, wall mounted radiator and a door leads through to the kitchen. The kitchen offers a front aspect double glazed window, eye and base level units with work surfaces over, space and plumbing for kitchen appliances, space for a gas/electric cooker and a generous open space under the stairs.

The first floor offers a landing area with a wall mounted radiator and doors lead through to a double bedroom and bathroom. The double bedroom offers dual aspect double glazed windows with the front enjoying far reaching views over hill tops, built in



Offered with no onward chain and located within a cul-de-sac in Broadway with great transport links to Weymouth & Dorchester.



wardrobes, built in cupboard housing the gas combi boiler, loft access via a hatch and a wall mounted radiator. The bathroom has a panel enclosed bath with a wall mounted electric shower system over, low level WC, wash hand basin and a wall mounted towel rail heater.

The property has recently been re-decorated and carpeted throughout offering a nice clean and blank canvass.

Outside offers a brick built storage shed next to the main entrance which is ideal for storing garden equipment. The property comes with it's own large and fence enclosed front garden laid to lawn with a planted shrub. This area could easily be turned into additional off road parking STPP. There is an allocated off road parking space for one car located within a car park to the side of the property with an additional shared visitors parking space with a neighbouring property.

The property sits within a quiet cul-de-sac in Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre just moments away offering a range of shops, takeaways, doctor's surgery and a pharmacy. Upwey train station is close by with a direct line to London Waterloo.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. Services Gas central heating. Mains electric & drainage.

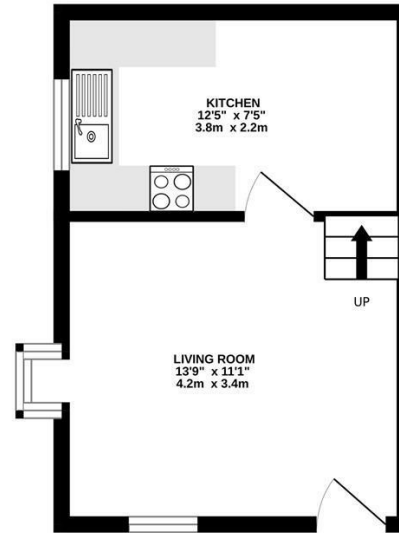
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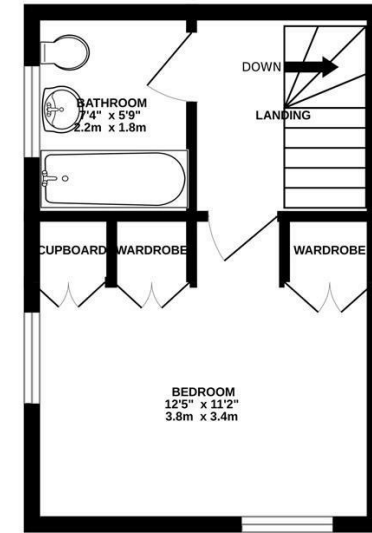


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 462 sq.ft. (42.9 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

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