



Abbotsbury Road | | Weymouth | DT4 0LY

**Offers Over £300,000**

BEAUMONT  JONES

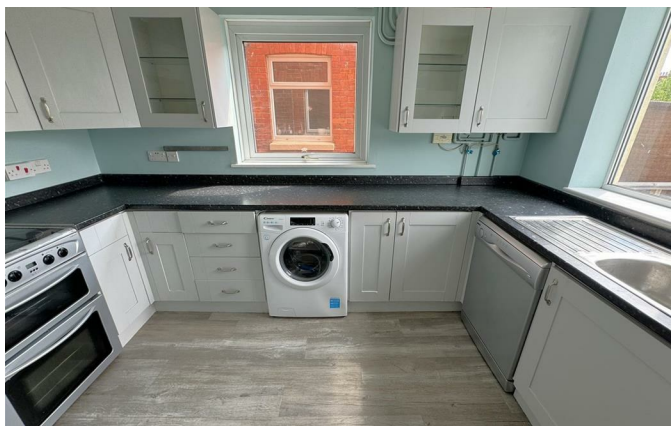
**Abbotsbury Road |  
Weymouth | DT4 0LY  
Offers Over £300,000**

Offered with no onward chain we are delighted to offer a four double bedroom period semi-detached family home with a garage and a small parking bay to the rear of the property. The property is within walking distance of the town centre and boasts a large South facing rear garden overlooking The Marsh, kitchen/diner, generous sized living room, en-suite to master bedroom and family bathroom.

- No Forward Chain
- Four Double Bedroom Semi-Detached Family Home
- Garage & Small Parking Bay to The Rear
- Large South Facing Rear Garden
- Views Over The Marsh
- En-Suite to Master Bedroom
- Kitchen/Diner
- Walking Distance of The Town Centre

### Full Description

Entrance into the property is via a front aspect door leading into the hallway with stairs rising to the first floor, two built in under stairs storage cupboard one housing the meters and the other housing storage with a power point, wall mounted radiators and doors lead through to the living room and kitchen/diner. The generous sized living room boasts a front aspect double glazed box bay window. feature fireplace and a wall mounted radiator. The spacious kitchen/diner offers a rear aspect double glazed window, rear aspect double glazed French doors leading out onto the garden, eye and base level units with work surfaces over, space and plumbing



This property would make an excellent family home offering a large South facing rear garden.



for kitchen appliances, kitchen cupboard housing the gas boiler, wall mounted radiator and ample space for a large dining table and chairs.

The first floor landing has a side aspect double glazed window, stairs rise to the second floor and doors lead through to three bedrooms and the family bathroom. Bedroom two is a generous sized double offering a front aspect double glazed window and a wall mounted radiator. Bedroom three is a further double offering a rear aspect double glazed window with views over The Marsh, feature fireplace and a wall mounted radiator. Bedroom four is a double offering a rear aspect double glazed window with views over The Marsh and a wall mounted radiator. The family bathroom comprises a panel enclosed bath with shower attachment over, low level WC, wash hand basin, front aspect double glazed window and a wall mounted radiator.

The second floor landing has a side aspect double glazed window and a door leads through to bedroom one offering a generous sized loft conversion with a front aspect Velux skylight, rear aspect double glazed dormer window overlooking The Marsh, fitted wardrobe, eave storage and a door leads through to the shower ensuite offering a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a rear aspect double glazed dormer window.

Outside offers a large raised decking area abutting the property with fixed screens making this a secluded seating/sunbathing area. Decking steps lead down to the main garden which is laid to lawn with a path leading down to gated rear access leading to the garage and small parking bay. The garden is South facing and offers side access. Access to the garage and small parking bay is located off



Southview Road. There are double wooden gates.

The property is located just moments away from a Londis convenience store and Pharmacy and the town centre is within walking distance. The Marsh and Weymouth swimming pool are also on the doorstep and good local primary and secondary schools are close by.

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

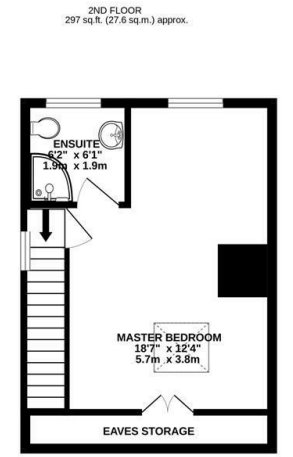
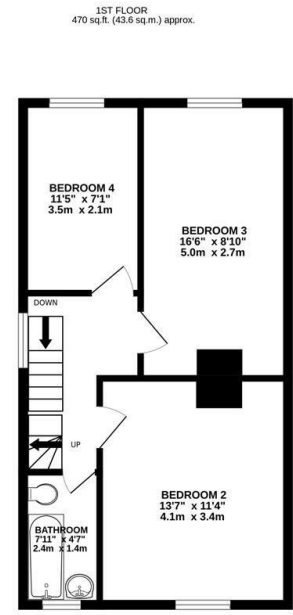
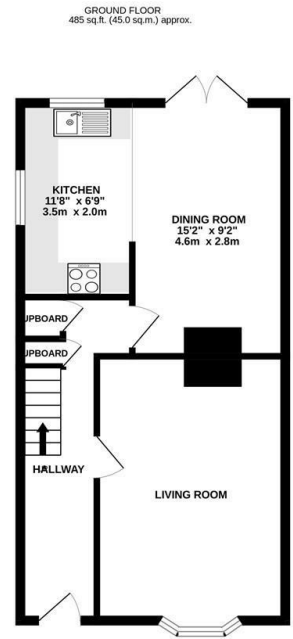


Offered with no forward chain and boasting a garage and a small parking bay to the rear of the property.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1252 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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*We value more than your property*

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