



Belle Vue Road | | Weymouth | DT4 8SA

Offers Over £245,000

BEAUMONT  JONES

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Offers Over £245,000**

This light and spacious two double bedroom ground floor apartment occupies an enviable position in the sought-after Belle Vue Court. Set at the end of the development and offering a private patio & outlook onto communal the garden area, this apartment would make an ideal downsize on the edge of Newtons Cove, Hope Square & Weymouth Harbour. The spacious accommodation has been modernised to a lovely standard and there is also a garage and off-road parking.

- Two Double Bedroom Ground Floor - Spacious & Light Through-out Garden Apartment
- Beautifully Presented Through-out - Moments from Newtons Cove and Nearby Nothe Gardens, Hope Square & Weymouth Harbour
- Modern Kitchen & Bathroom - Single Garage and Off Road Parking

Full Description

Accommodation

Access to the apartment is via the secure and well-kept communal entrance hall. There is an external lockable storage cupboard directly outside the apartment and front door into the welcoming hallway. On entering the apartment there is a further storage cupboard and access into the following accommodation. A modern glazed door allows light and access into the lounge/diner. This spacious room has a side aspect window and lovely large window with fully glazed patio door opening onto the private patio and garden area. This room offers ample space for both sitting and dining furniture. The adjacent modern kitchen, with a rear aspect window overlooking the garden, offers a modern range of wall and base units and wood effect worktop. There is plenty of storage, space and plumbing for a washing machine, dishwasher and freestanding fridge/freezer. There is an eye level oven, grill and inset four ring gas hob. The bedrooms are to one end of the apartment and accessed by the light hallway with further front



A spacious and well presented ground floor garden flat in the sought-after location of Bincleaves Road, an attractive tree-lined road close to Newtons Cove, Nothe Gardens, Weymouth Harbour and Hope Square.



aspect window. Bedroom one is an excellent sized double bedroom with views over the garden Bedroom two is another good sized double bedroom with similar views and built in triple wardrobe and storage. The bathroom is beautifully finished, fully tiled with a white suite comprising P-shaped bath with shower and screen over, low level WC and pedestal wash hand basin.

Outside

There is a patio area off the living room which extends to the front as well as the private side setting, there is plenty of space for outside seating overlooking the beautiful gardens and treeline surrounding to this pretty development. The communal grounds are well kept and wrap around the building offering attractive planted borders, shrubs and trees and laid to lawn with various seating benches. The current owners tended to the section of garden immediately surrounding the apartment and it is full of pretty flowers and planting. There is a communal bin store and communal washing lines. The external building has recently been painted and new fascia's and guttering installed. There is a garage located within a block with an up and over door. The garage door has recently been painted. There is also parking for one car in front of the garage.

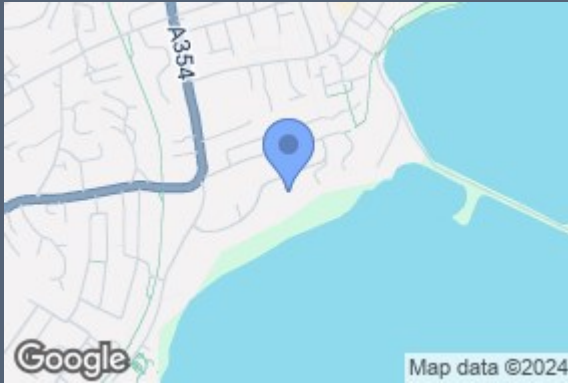
Location

This popular purpose built block is located within a beautiful prestigious tree lined road within Rodwell. Access into the development is off Bincleaves Road and pedestrian access via Belle Vue Road. There's a open green and coastal footpath close by leading to Newton's Cove. All set within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

Rating Authority: - Dorset (Weymouth & Portland) Council tax band C.

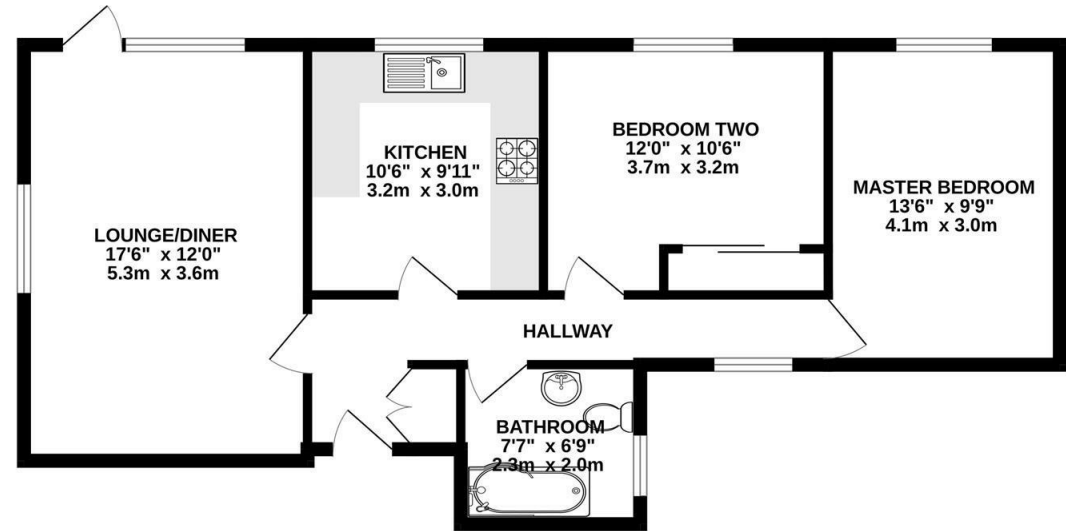
Services: - Gas central heating. Mains electric & drainage.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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