



Laburnum Close | Southill | Weymouth | DT4 9UQ

Offers Over £350,000

BEAUMONT  JONES

**Laburnum Close | Southill
Weymouth | DT4 9UQ
Offers Over £350,000**

Offered with no onward chain we are delighted to offer a spacious three bedroom detached bungalow within a cul-de-sac location in Southill. The property boasts a spacious and welcoming hallway, large kitchen/diner, spacious living room, three bedrooms, large bathroom with bath and shower cubicle, secluded rear garden and off road parking with a car port. The property is immaculate and requires some internal modernisation.

- Three Bedroom Detached Bungalow
- Spacious Throughout
- Secluded Rear Garden
- Kitchen/Diner
- Requires Some Internal Modernisation
- Cul-De-Sac Location In Southill
- No Onward Chain
- Off Road Parking With a Car Port

Full Description

Entrance into the property is via a side aspect wooden glazed door leading into a porch with a further wooden glazed door leading into a spacious and welcoming hallway with a wall mounted radiator and doors lead through to all main principle rooms. The spacious living room offers a rear aspect double glazed window, rear aspect double glazed sliding patio doors leading out onto the rear garden, electric fire and a wall mounted radiator. The generous sized kitchen/diner offers an



Located within a cul-de-sac in Southill, this spacious three bedroom detached bungalow is offered with no onward chain.



abundance of space offering eye and base level units with work surfaces over, space for a cooker, space and plumbing for a washing machine, space for a fridge/freezer, built in cupboard housing the gas combi boiler, wall mounted radiator, plenty of space for a dining table and chairs, rear aspect double glazed window and a side aspect double glazed door leading out onto the rear garden and side access. Bedroom one is a generous sized double offering fitted furniture, front aspect double glazed window and a wall mounted radiator. Bedroom two has a step down into the room, this was originally the garage which has been converted offering dual aspect double glazed windows, wall mounted radiator, generous sized double room and can be used for versatile living. Bedroom three is a generous sized single offering fitted furniture, front aspect double glazed window and a wall mounted radiator. The spacious bathroom offers a panel enclosed bath, shower cubicle with a raised step and handrail, low level WC, wash hand basin, side aspect double glazed window, large built in storage cupboard, loft access via a hatch and a wall mounted radiator.

Outside offers a fully enclosed secluded rear garden laid to patio and lawn with planted borders and shrubs. There is a pond, summerhouse, garden shed, external water supply and power socket. Gated rear and side access to both sides. The front garden is laid to a tiered patio area with a planted border. There is a driveway laid to hard standing



with a car port providing off road parking for one/two cars.

The property is well positioned within a quiet cul-de-sac in Southill with local amenities close by and within walking distance of Radipole Nature Reserve with a cycle path to the town centre and seafront.

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

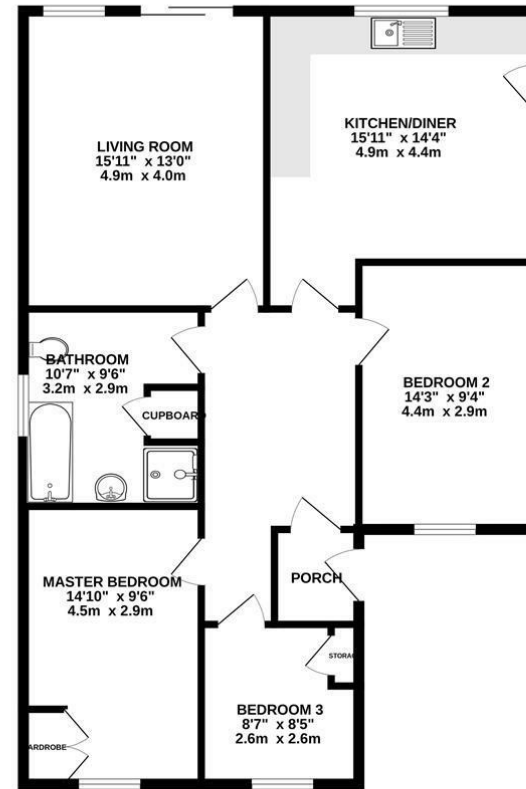


The property offers a secluded rear garden and off road parking with a car port.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA - 1001 sq.ft. (93.0 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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