



Hereford Road | | Weymouth | DT4 0QB

Offers Over £245,000

BEAUMONT  JONES

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Offers Over £245,000**

We are delighted to offer a one-off new build three bedroom end-of-terrace home within Westham which would make the perfect first time purchase. The property offers off road parking for two cars to the rear of the property, enclosed rear garden with a veranda off the living room, open-plan living area, downstairs cloakroom, bathroom and views over Weymouth and out to countryside. Viewing is a must to be appreciated.

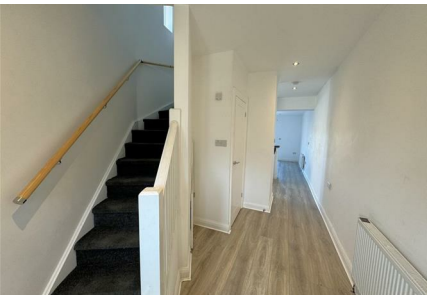
- New Build Three Bedroom End-of-Terrace
- Open-Plan Living
- Off Road Parking For Two Cars
- Enclosed Rear Garden
- Views Over Weymouth & Out To Countryside
- Downstairs Cloakroom
- No Forward Chain

Full Description

Entrance into the front of the property is via a gated path leading down to a double glazed composite door leading into a generous sized hallway with stairs rising to the first floor, built in cupboard housing the gas combi boiler, built in under stairs storage cupboard, wall mounted radiator and a door leads through to the cloakroom and an opening through to the open-plan living area. The cloakroom offers a low level WC and a wall mounted vanity wash hand basin. The generous sized open-plan living area boasts a white high gloss kitchen comprising eye and base level units with work surfaces over, double integral oven with inset four ring induction hob and NEFF extractor hood over, integral microwave, space and plumbing for a washing machine, space for a fridge/freezer, side aspect double glazed window and breakfast bar seating for two. The living area offers space for



This new build home offers open-plan living and off road parking for two cars to the rear of the property.



sofas, dining table and chairs. There's a set of rear aspect double glazed patio doors leading out onto a veranda with access to the rear garden.

The first floor offers a spacious landing area with a side aspect double glazed window, loft access via a hatch and doors lead through to three bedrooms and bathroom. Bedroom one is a generous sized double offering a wall mounted radiator and a rear aspect double glazed window enjoying views over Weymouth and out to countryside. Bedroom two has a wall mounted radiator and a rear aspect double glazed window enjoying views over Weymouth and out to countryside. Bedroom three has a side aspect double glazed window and a wall mounted radiator. The bathroom comprises of a P-Shaped panel enclosed bath with a wall mounted electric shower system over and shower screen attached, low level WC, vanity wash hand basin, shaver power point, wall mounted LED mirror, part tiled walls and a front aspect double glazed window.

Outside offers a veranda off the living room with steps leading down to an enclosed garden with gated side access leading out onto the parking bay providing off road parking for two cars. The front of the property offers a path leading to the main entrance and side access to the rear garden.

The property is situated within the popular location of Westham offering a short stroll to Conifers Primary School. Local amenities are close by and a regular bus service to Weymouth town centre.

Rating Authority Dorset (Weymouth & Portland) Council.
Council Tax Band TBC.

Services: Mains electric, gas & drainage.

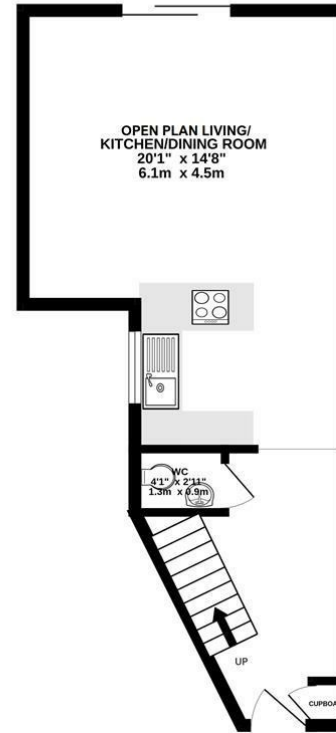
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

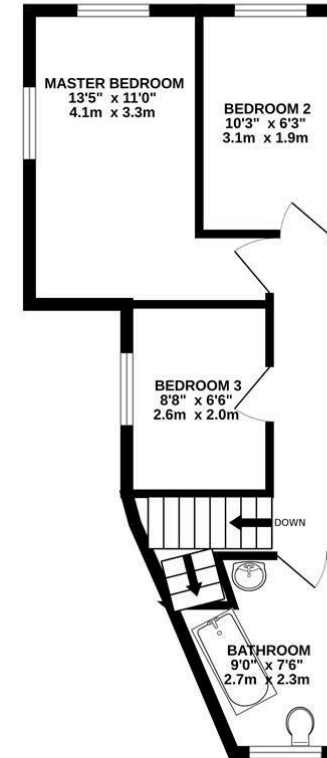


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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.
Made with Metropix C2024

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