



Littlemead | Broadway | Weymouth | DT3 5DL

Offers Over £475,000

BEAUMONT  JONES

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We are delighted to offer an attractive three double bedroom detached chalet bungalow set within generous grounds with part of The River Wey passing through the front garden in the idyllic location of Littlemead. The property boasts a welcoming hallway, lounge/diner, kitchen, downstairs bathroom, front and rear gardens, garage, workshop and off road parking for several vehicles. The property is in need of modernisation with plenty of scope for extensions. STPP.

- Three Double Bedroom Detached Chalet Bungalow
- Part of The River Wey Passes Through The Front Garden
- In Need of Modernisation
- Large Front & Rear Gardens
- Countryside Views
- Set Within Beautiful Grounds
- Idyllic Location In Littlemead
- No Forward Chain
- Garage & Workshop Plus Garden Room/Office
- Off Road Parking For Several Vehicles

Full Description

Entrance into the property is via a front aspect double glazed door into a porch with a further door leading into a welcoming hallway with parquet flooring, stairs rise to the first floor, under stairs storage cupboard and doors lead through to the main principle rooms. The lounge/diner is a generous size offering a front aspect double glazed window, rear aspect double glazed French doors leading out onto the garden, fireplace and a door leads through to the kitchen. The spacious kitchen offers eye and base level units with work surfaces over, space and plumbing for kitchen appliances, large built in larder, cupboard housing the gas



Located in Littlemead, an idyllic location set within beautiful grounds with part of The River Wey passing through the front garden.



boiler, rear aspect double glazed window overlooking the generous sized garden and a side aspect double glazed door. Bedroom one is located on the ground floor offering a generous sized double with fitted wardrobes, wall mounted wash hand basin and a front aspect window overlooking the mature front garden. The separate cloakroom offers a low level WC, wall mounted wash hand basin and a side aspect double glazed window. The shower room has a corner shower cubicle with a wall mounted mixer shower system, wash hand basin and a side aspect double glazed window.

The first floor offers a small landing with a hatch door leading into eave storage, doors lead through to two further bedrooms. Bedroom two is a generous sized double offering a side aspect double glazed window enjoying far reaching views over open countryside. Bedroom three is a further double room offering a built in airing cupboard, access to generous storage into the eaves via a hatch door, loft access via a hatch, fitted shelving unit and a side aspect double glazed window.

Outside offers a secluded and private walled rear garden mainly laid to lawn with a raised patio abutting the property. Planted shrubs and trees and gated side access to each side of the property. The rear garden is a generous size and further space to the side of the property. The workshop and garden room/office can be accessed via doors from the garden. The workshop is a useful space with power and lighting with a door leading through to the garage with an up and over door with power and lighting. The separate garden room/office offers a wall mounted electric heater, power and lighting. The mature front garden is beautifully laid out with planted shrubs and trees. There is a large lawned area and part of The River Wey passes through known by the vendors as ducks landing. This is a picturesque garden. The driveway provides off road parking for several vehicles with shared access over the bridge which is owned by this property.



Littlemead is a neighborly community located on a no-through road ending at a farm/stables. It is situated in a peaceful and delightful semi-rural location enjoying far reaching southerly views over open countryside, nestling in a Dorset down land valley about 3 miles north of Weymouth and 5 miles south of Dorchester. The property is conveniently situated close to a range of amenities including a general store at Broadway, Tesco Metro, veterinary clinic, a petrol station with M&S store and a sports centre at Redlands. There are both primary and secondary schools close by. There are beautiful walks and the village ford is located outside of the property. Bus stops to Dorchester & Weymouth are just approx. 1 minute walk away located at the entrance of Littlemead. Upwey train station is approx. 5 minute walk away.

Agents Note: The property has been owned for 40 years and the vendor informs us the property has never flooded.

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

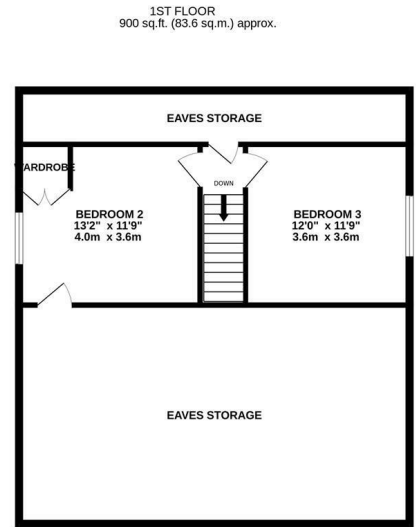
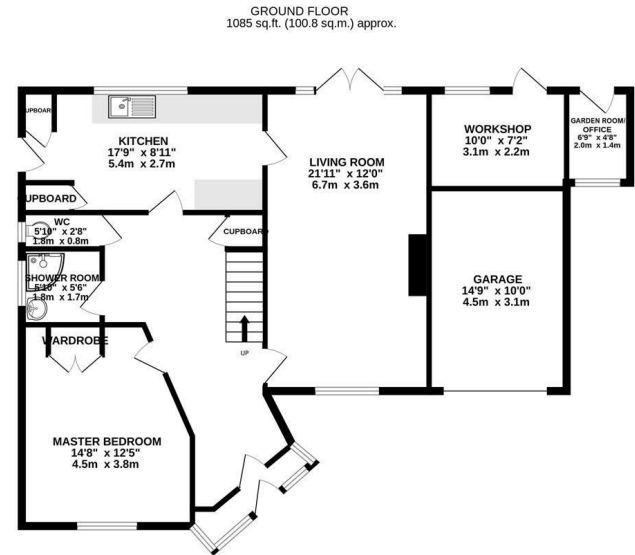


Offered with no forward chain and in need of modernisation with great scope for extensions STPP.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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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