



Brambling Close | Broadway | Weymouth | DT3 5SX

Offers Over £290,000



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We are delighted to offer this three bedroom detached house located within a quiet cut-de-sac in the popular location of Broadway. This would make a perfect family home offering driveway for one car, garage, lounge, kitchen/diner, conservatory, Westerly facing rear garden and great transport links to Weymouth & Dorchester.

- Detached Family Home
- Parking and Garage
- Quiet Cul-De-Sac In Broadway
- Westerly Facing Rear Garden
- Great Living Accommodation Throughout

Full Description
Accommodation

Entrance to this ideal family home is through the composite front door leading into the hallway with stairs arising to the first floor, wall mounted radiator, door leading to the cloakroom with a low level WC, front aspect double glazed window and a wash hand basin with pedestal, further door into the living room. This great sized living room offers ample space for furnishings, electric fire place, under stair storage, front aspect double glazed window, wall mounted radiator and doors into the kitchen/diner. The kitchen offers a range



Three bedroom detached family home with a westerly facing rear garden, driveway for one car and garage.



of eye and base level units with space for fridge/freezer, oven and washing machine. There is also space for a dining table, French doors opening into the conservatory which overlooks the westerly facing rear garden making this a great spot to enjoy the evening sun.

Returning to the hallway the stairs rise to the first floor landing which has two storage cupboards, side aspect double glazed window, access to the loft via the hatch and doors leading to the remainder of the accommodation. The master bedroom is a generous double with a rear aspect double glazed window, wall mounted radiator, currently there are fixed wardrobes/cupboards around and additional space for bedroom furniture. Bedroom two is also a double with a wall mounted radiator, wardrobes and cupboards. Bedroom three is a good sized single room with a front aspect double glazed window and a wall mounted radiator.



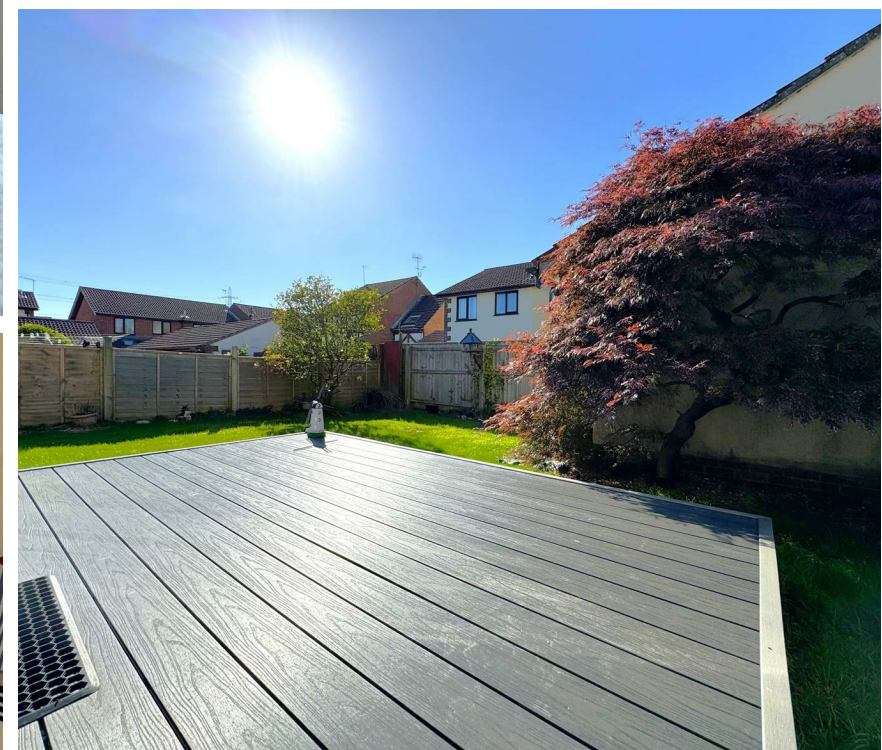
Outside

To the front of the property there is a low maintenance stone area perfect for potted plants and shrubs. The driveway is for one car and access to the garage from the driveway is through the up and over door. There is also side access next to the garage leading through to the rear garden. The garage has power, lighting, further door leading to the rear garden and wall mounted boiler. This beautifully sunny westerly facing rear garden is mostly laid to lawn with trees and plants bordering. There is also composite decking perfect for enjoying the afternoon/ evening sun.



Located on the outskirts of Weymouth, Broadway is a popular location and is close to the pretty village of Upwey & train station and is also equitable distance from both Weymouth and Dorchester. Weymouth is an attractive town with an array of popular shops, restaurants and cafes. The





harbour offers some excellent local food, places to relax and socialise. Dorchester is a vibrant historic county town with an array of shops, cafes and places of interest.

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



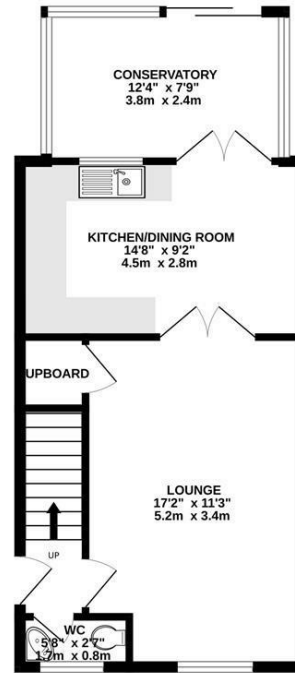
The property is located within a quiet residential cul-de-sac within Broadwey.



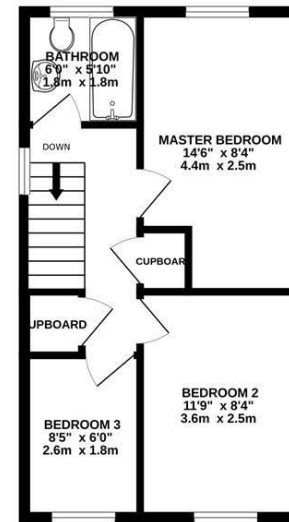
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR



TOTAL FLOOR AREA: 858sq.ft. (79.7 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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