



Knightsdale Road | | Weymouth | DT4 0FF

Offers Over £300,000

BEAUMONT  JONES

Knightsdale Road | Weymouth | DT4 OFF Offers Over £300,000

Built in 2018 within a small development known as Park View Grove located off Knightsdale Road is this immaculate three bedroom semi-detached home which would make an excellent first time purchase. The property boasts off road parking for two cars, kitchen/diner, en-suite to master bedroom, beautiful Westerly facing rear garden, spacious living room and a downstairs cloakroom.

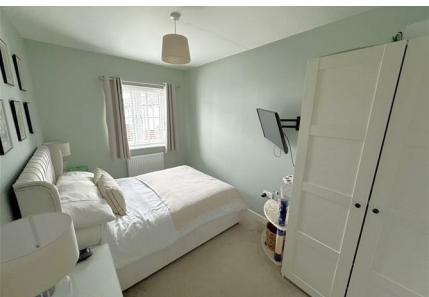
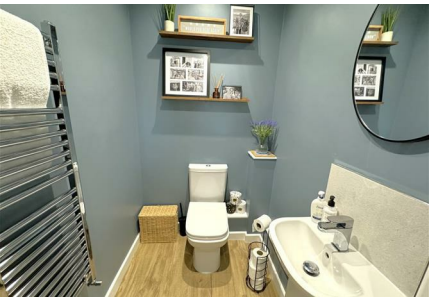
- Immaculate Three Bedroom Semi-Detached Home
- Kitchen/Diner
- Off Road Parking For Two Cars
- Small Development Built in 2018
- Excellent First Time Purchase
- Beautiful Westerly Facing Rear Garden
- En-Suite To Master Bedroom
- Walking Distance To The Harbour & Town Centre

Full Description

Entrance into the property via a front aspect double glazed door leading into a hallway with doors leading through to a spacious cloakroom and living room. The cloakroom is tastefully decorated offering a low level WC, wash hand basin and a wall mounted towel rail heater. The spacious living room boasts two front aspect double glazed windows, stairs rise to the first floor, built in under stairs storage cupboard, wall mounted radiator and a door leads through to the kitchen/diner. The modern and contemporary high gloss fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and



Built in 2018 within a small development known as Park View Grove, located off Knightsdale Road which is ideally situated close to the harbour and town centre.



extractor hood over, integrated fridge/freezer and dishwasher, space and plumbing for a washing machine, kitchen cupboard housing the gas boiler, space for a dining table and chairs, wall mounted radiator, two rear aspect double glazed windows and rear aspect double glazed patio doors leading out onto the beautiful Westerly facing rear garden.

The first floor offers a landing area with a large built in storage cupboard, loft access via a hatch and doors lead through to three bedrooms and the main bathroom. The master bedroom is a double room offering a front aspect double glazed window, wall mounted radiator and a doors leads into a modern en-suite shower room comprising a modern suite including a double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a wall mounted towel rail heater. Bedroom two is a further double with a rear aspect double glazed window with views over towards The Marsh and a wall mounted radiator. Bedroom three is a good sized single with a front aspect double glazed window and a wall mounted radiator. The main bathroom offers a modern suite comprising a panel enclosed bath with shower attachment over, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside to the rear offers a generous sized secluded Westerly facing garden which is mainly laid to lawn with a raised decking area abutting the property. There are planted borders, a shingle area, space for a garden shed, water supply and gated side access leading to the parking bays. The front offers a small garden area laid to artificial grass and two parking spaces to the side of the property. There is also an external double power socket which is ideal for anyone with an electric car.



Location: The property sits within walking distance to the town centre and harbour aswell as a supermarket, Weymouth swimming pool and gym, the Rodwell trail and the Marsh. This property would make an excellent family home and viewing is a must to be appreciated.

Agents Note: There is a communal service charge of £10 per month to maintain the private road and lighting.

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

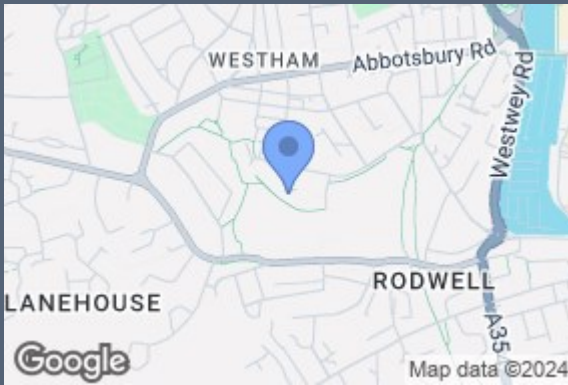
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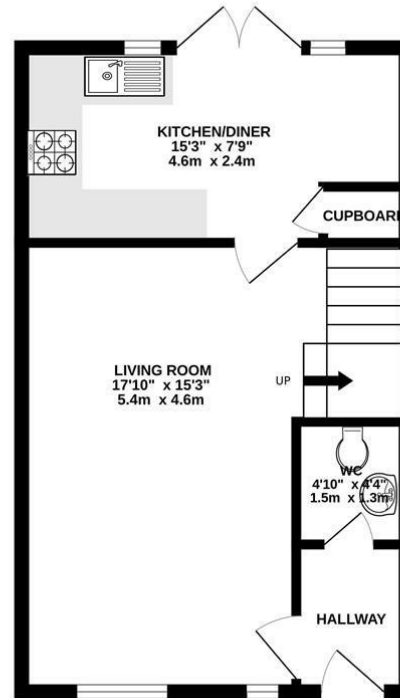
This property would make an excellent first time purchase.



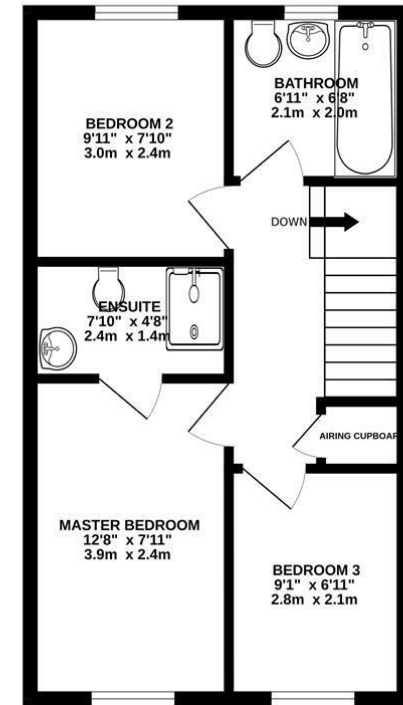


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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

33 St Thomas Street
Weymouth
Dorest
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk