



Southview Road | Weymouth | Dorset | DT4 0JD

Offers Over £294,000

BEAUMONT  JONES

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Offers Over £294,000

This well presented four bedroom terraced house is located on the outskirts of Weymouth town centre and would make an ideal first time buy, step up the ladder or downsize. The ground floor offers a lovely sized open-plan family friendly area with patio doors onto the garden, there is also a generous sized entrance hall and downstairs cloakroom. Upstairs are four bedrooms and a modern bathroom. As well as the low maintenance garden, there is also a garage/store/home office and off road parking for one car.

- Well-Presented Four Bedroom Terraced House
- Modernised Open-Plan Kitchen/Dining/Living Area to the Ground Floor
- Located Close to Weymouth Town Centre & Local Amenities
- Garage/Store/Home Office and Off-Road Parking for One Car

Full Description
Accommodation

Access to this property is via the composite front door opening into a spacious and welcoming hallway. There are stairs leading to the first floor and access to following rooms. The downstairs cloakroom with a low level WC and wash hand basin. The remainder of the downstairs opens up into a modern and well presented open-plan living area and kitchen. The stylish and modern shaker style kitchen is to the front of the house with ample wall and base units providing storage. There is a front aspect window, built-in oven and



A beautifully presented, modern four bedroom terraced house close to Weymouth town centre.



hob along with space for a fridge/freezer and washing machine. The dining area offers plenty of space for a table and the living area is to the rear of the house. The room opens into an L-shape providing plenty of space for furniture and creating a good sized living area, there is a light rear aspect window and sliding patio doors giving access to the garden.

From the hallway, stairs rise to the first floor landing with access to the remaining rooms. The master bedroom can be found to the front of the house and is a good sized double bedroom with a front aspect window. Bedroom two is a compact double with rear aspect window offering a pleasant open view. The adjacent bedroom three is a good sized single bedroom with similar aspect. Bedrooms two & three were once one bedroom and could be re-instated if only three bedrooms were required. Bedroom four is a comfortable single bedroom with built-in storage. The newly fitted family bathroom is well-appointed, there is a bath with shower overhead and glass shower screen, low level WC and vanity wash hand basin.

Outside

To the front of the property is a small front garden setting you back from the road, laid to gravel for ease with a path leading to the front door. The rear garden is accessed via the living area patio doors stepping out onto a raised decked area providing a good size space for garden furniture and socialising. A few steps lead down to the remainder of the garden with a further patio and lawned area. There is a path to the rear access and garage. The garage has been split to provide an office space/separate store to the rear of the garage, accessed from the garden and offering power and light, boarded and plastered this would make an idea home office. The remainder of the garage is perfect for storage



with an up and over door. There is also a parking space located directly in front of the garage.

Location

The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy at the end of the road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach.

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

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.



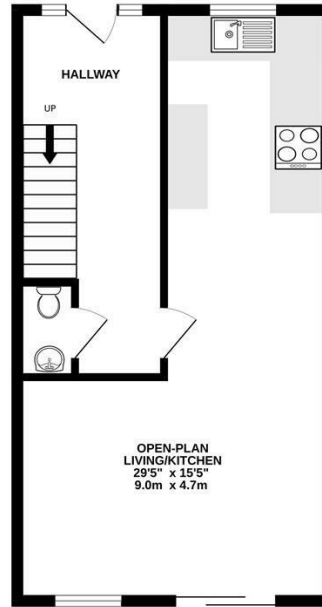
Low maintenance rear garden, garage/store and off-road parking for one car.



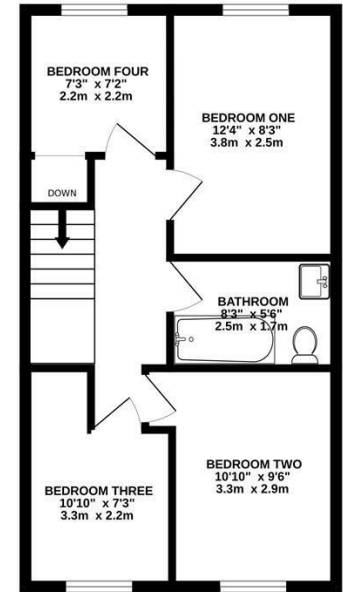


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 87 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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

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