



Avenue Road | | Weymouth | DT4 7JH

Offers Over £300,000

BEAUMONT  JONES

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We are delighted to bring to the market this substantial family home located within moments of Weymouth Beach and Town centre. Spacious living accommodation throughout with an open plan lounge/diner, kitchen, utility, downstairs WC, three bedrooms, family bathroom and a low maintenance rear garden.

- Charming Period Family Home
- Kitchen with Separate Utility
- Moments from Weymouth Beach and Town Centre
- Spacious Living Accommodation
- Low Maintenance Rear Garden

Full Description

Accommodation

Entrance into the property is through welcoming porch which has plenty of space for hanging coats and storing shoes as well as multi aspect windows allowing plenty of light to flood through into the hallway. From the hallway the stairs rise to the first floor, access into a under stair cupboard and doors leading to the down stairs accommodation. Separate doors lead into the lounge/diner, this beautiful room can be separated by doors that are fitted or can be left open creating the perfect social space. In the living area the bay fronted window gives that extra space, currently the vendor has an electric fire but previously there has been a log burner in the fireplace, wall mounted radiator and there is under floor heating. In the dining area there is a door leading to the rear garden, wall mounted radiator and ample space for a dining table. Returning to the hallway and into the kitchen which has a range of eye and base level units with integral oven, dishwasher, fridge freezer and oven with hob and extractor fan over. Doors from the kitchen



This charming three bedroom family home offers an abundance of space and is light and bright throughout.



lead out to the garden and into the utility room, the utility room has base level units, side and rear aspect windows, space for washing machine and additional freezer. The downstairs WC has a low level WC, hand wash basin, side aspect window and a heated towel rail.

From the first floor landing the remainder of the accommodation can be found. The master bedroom benefits from a lovely bay window which would make a perfect dressing area, built in cupboard, wall mounted radiator and ample space for wardrobes. Bedroom two has a rear aspect window, built in cupboard and ample space for bedroom furnishings. Bedroom three has previously been set up as a single bedroom but would make a perfect office. The family bathroom is a large room with both a bath and separate walk in shower as well as a low level WC, hand wash basin with storage cupboard under and a side aspect opaque window. Access to the loft from the loft hatch on split level landing.

Outside

To the front of the property there is a wall enclosed seating area which is also being used to store bins. The wall enclosed low maintenance shingled rear garden is south easterly facing with space for seating area, shed and planted pots.

The property is located within a short stroll to the town centre and beach. Local amenities are just moments away including a chemist, dentist and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

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

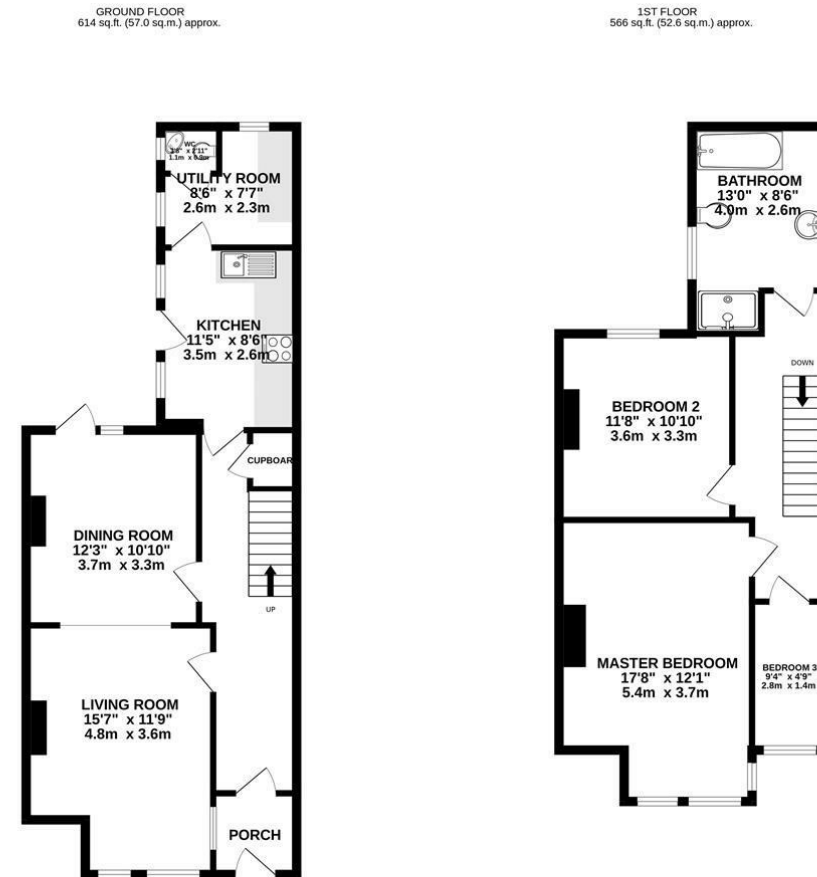
Services: - Gas central heating. Mains electric & drainage.

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.

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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		
	65	80
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1180 sq.ft. (109.7 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