



Wellington Court | | Weymouth | DT4 8UE

£250,000

BEAUMONT  JONES

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We are delighted to bring to the market this two double bedroom house set within the popular location of Wellington Court surrounded by pretty communal gardens and moments from Nothe Gardens and Hope Square. Weymouth Harbour and town centre are just a short walk away. Well presented accommodation throughout offering living room, kitchen/diner, two bedrooms, family bathroom, low maintenance private rear garden and an allocated parking space directly outside. This property would make the perfect downsizer/second home.

- Two Double Bedroom House
- Allocated Parking
- Low Maintenance Private Rear Garden
- Idyllic Location within Walking Distance to Weymouth Harbour
- No Forward Chain

Full Description

Accommodation

Entrance to this well presented property is through the composite front door which leads into the living room, offering a front aspect double glazed window, storage cupboard housing electric meters, storage heater, stairs rising to the first floor, under stair storage and a door leading to the kitchen/diner. The kitchen diner has a range of eye and base level units with integral oven and electric hob over, washing machine and fridge. Ample space for dining table/furniture, storage heater, rear aspect double glazed window and a composite door leading to the rear garden.

Returning to the stairs which rise to the first floor landing where the remainder of the accommodation can be found, the master bedroom is a great sized double as well as having a rear aspect double glazed window, storage cupboard over the stairs housing the immersion tank and a electric heater. Bedroom two is also a double with front aspect double glazed



A well presented two double bedroom house with private rear garden, kitchen/diner, living room, family bathroom and a allocated parking space. This would make the perfect downsize/second home.



window, electric heater and ample space for bedroom furniture. The family bathroom is partially tiled with a low level WC, pedestal wash hand basin, bath with overhead shower and an electric heater.

Outside

The low maintenance private rear garden is the perfect spot for alfresco dining and for enjoying the peace and quiet. Laid to patio with plenty of space for a table and chairs. Outside the front of the house it is surrounded by pretty and well-kept communal gardens. There is also an allocated off-road parking space.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with its iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property with its award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority

Weymouth & Portland Borough Council - Tax Band: C.

Services

Mains Electric & Drainage

Maintenance

We are informed by the vendor that there is a monthly charge of £150 for maintenance. For further information please contact the office.

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.

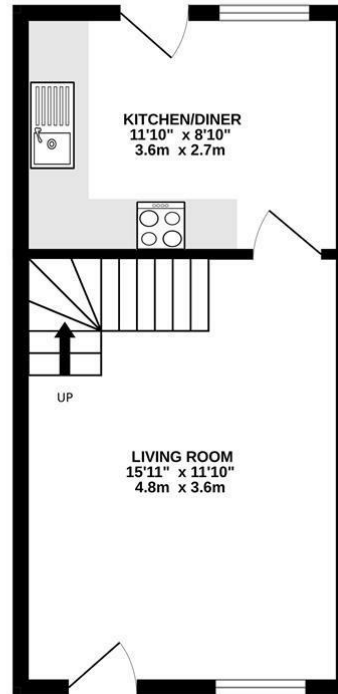
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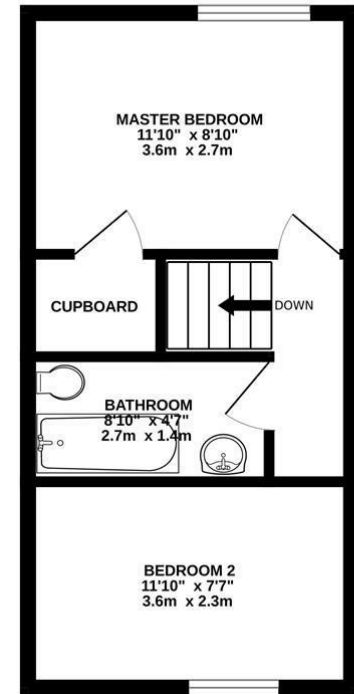
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		64
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We value more than your property

GROUND FLOOR
293 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 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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