



Vine Mews | Abbotsbury Road | Weymouth | DT4 0AQ

Offers Over £300,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a modern three bedroom terraced home situated within a small private development located off Abbotsbury Road. The property sits within walking distance of town offering a spacious hallway, kitchen/diner, generous sized living room, utility/cloakroom, master bedroom with a Juliet balcony enjoying far reaching views over Weymouth, modern shower room, parking for one car and a low maintenance rear garden.

- Modern Three Bedroom Terraced House
- Located within a Small Private Development
- Built in 2017
- Off Road Parking For One Car
- Low Maintenance Rear Garden
- Kitchen/Diner & Spacious Living Room
- Utility/Cloakroom
- No Onward Chain

Full Description

The property is located in a tucked away position off Abbotsbury Road, Vine Mews is a small and private development built in 2017. Entrance into the property is via a front aspect double glazed composite door leading into a spacious inner hall with a large double built in storage cupboard and a door leads through to the main hall with stairs rising to the first floor, open under stairs storage and doors lead through to the ground floor accommodation. The modern/dinner has plenty of space for a table and chairs, a range of eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor



This modern home was built in 2017, located within a small private development tucked off Abbotsbury Road.



hood over, space for a fridge/freezer and a front aspect double glazed window. The utility/cloakroom boasts eye and base level units with work surfaces over, space and plumbing for a washing machine, space for a tumble dryer, sink unit and a low level WC. The generous sized living room has a set of rear aspect double glazed sliding patio doors leading out onto the low maintenance garden.

The first floor offers a spacious landing with loft access via a hatch, built in airing cupboard, internal glass block window to the master bedroom and doors lead through to three bedrooms and a modern shower room. The master bedroom is a generous sized double boasting a set of rear aspect double glazed sliding patio doors with a glass Juliet balcony enjoying far reaching views over Weymouth. Bedroom two is a double offering a front aspect double glazed window. Bedroom three is a well-proportioned single/small double offering a side aspect double glazed window. The modern shower room comprises a suite including a double shower cubicle with a wall mounted mixer shower system, fitted seat and hand rail, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.

Outside to the rear offers an enclosed low maintenance garden laid to patio. There is a parking bay for one vehicle to the front of the property by the main front door. The vendor informs us additional visitors parking can be found behind the property within Swallow Court.

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.

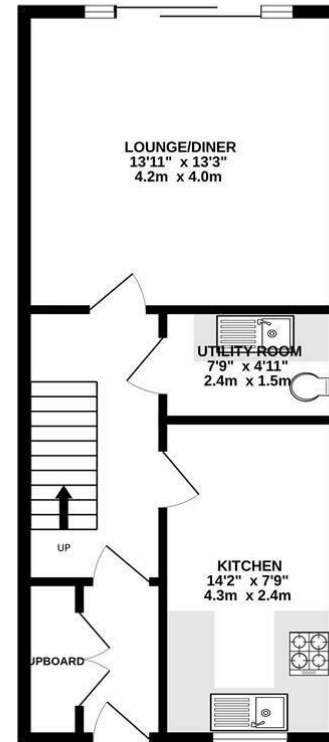
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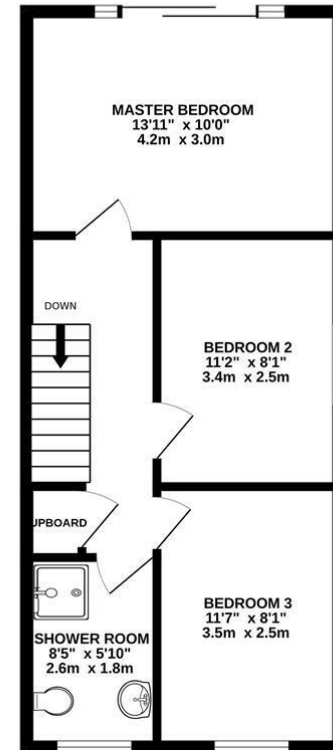


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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