



Westmacott Road | Redlands | Weymouth | DT3 5FD

**Offers Over £325,000**

BEAUMONT  JONES



## Westmacott Road | Redlands

### Weymouth | DT3 5FD

### Offers Over £325,000

We are delighted to offer an immaculate three bedroom townhouse located within a popular development in Redlands. Moments away from Radipole Primary & Wey Valley Academy this beautiful property would make the ideal family home/first time purchase. Laid out over three floors the property offers a welcoming hall, downstairs cloakroom, modern kitchen/diner, en-suite to master bedroom, family bathroom, cosy living room located on the first floor, enclosed low maintenance rear garden with gated rear access, garage and allocated off road parking for one car. Viewing of this well-presented home is highly recommended.

- Immaculate Three Storey Townhouse
- Downstairs Cloakroom, Family Bathroom & En-Suite to Master Bedroom
- Modern Kitchen/Diner
- Great School Catchment
- Underfloor Heating Throughout The Ground Floor
- Three Bedrooms
- Garage & Allocated off Road Parking For One Car
- Enclosed Low Maintenance Rear Garden
- Popular Development In Redlands

### Full Description

Entrance into this beautiful and modern home is via a front aspect double glazed door leading into a welcoming hall with tiled flooring and underfloor heating running throughout the ground floor. Stairs rise to the first floor, open under stairs storage and doors lead through to the ground floor accommodation. The cloakroom has been tastefully decorated offering a low level WC and wash hand basin. The modern kitchen/diner is the hub of the home offering a wide range of eye and base level units with work surfaces over, double integral oven with inset four ring gas hob and extractor hood over, integrated dishwasher and washing





This beautiful and well-presented home is situated within a popular development in Redlands, just moments away from Radipole Primary & Wey Valley Academy.



machine, space for a fridge/freezer, wall mounted gas boiler (installed March 2023) plenty of space for a dining table and chairs, rear aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the garden.

The first floor has a spacious landing area with stairs rising to the second floor and doors lead through to the living room, family bathroom and bedrooms two and three. The cosy living room boasts far reaching views over farming fields from the front aspect double glazed window. Bedroom two is a small double with a rear aspect double glazed window. Bedroom Three is a well-proportioned single with a rear aspect double glazed window. The modern family bathroom comprises a suite including a panel enclosed bath with shower attachment over, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.

The second floor has a landing area with a side aspect double glazed window, access through a door into a walk-in wardrobe/airing cupboard and a door leads through to the master bedroom. This generous sized double has plenty of space for a large bed and furniture, front aspect double glazed Dormer window enjoying far reaching views over farming fields and a door leads through to the en-suite shower room. The suite comprises a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect Velux skylight.

Outside to the rear boasts an enclosed low maintenance garden laid to hard standing and a large raised decking area. Planted borders, water butt, outside water tap and gated rear access. The garage has an electric up and over door with power and lighting. There is one allocated off road parking space found opposite the property. Additional







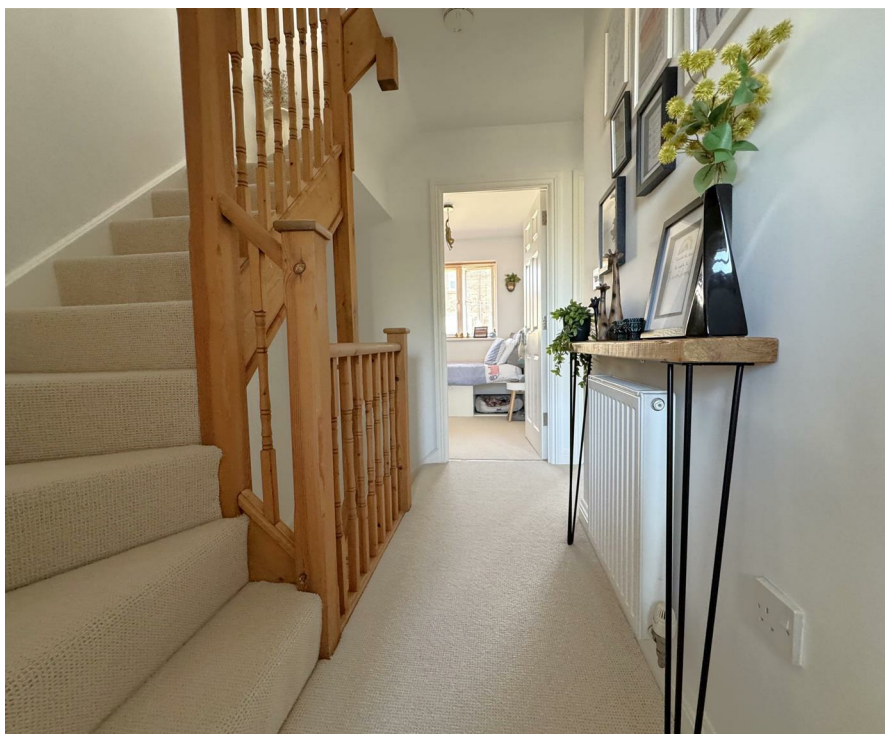
parking can easily be found on the road by the house.

The property sits within a popular development located off Dorchester Road, Redlands. There is a play park just moments away and beautiful walks over the fields are close by. This property sits within a great school catchment with Radipole Primary and Wey Valley Academy just a short stroll away. M&S garage is located at the top of the road with plenty of other supermarkets and local amenities within easy reach as well as a regular bus service serving Weymouth & 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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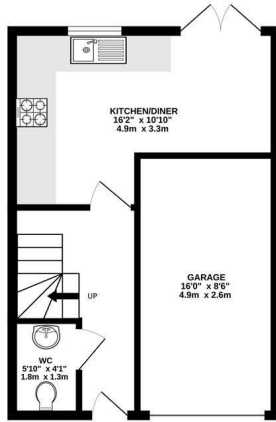
Laid out over three floors with a cosy living room located on the first floor offering far reaching views over farming fields.



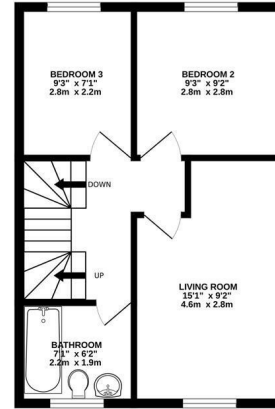


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

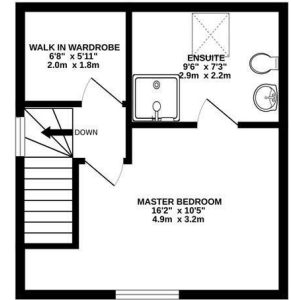
GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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*

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