



Kestrel View | Broadway | Weymouth | DT3 5QZ

**Offers Over £205,000**

BEAUMONT  JONES



**Kestrel View | Broadway**  
**Weymouth | DT3 5QZ**  
**Offers Over £205,000**

Offered with no onward chain, we are pleased to offer an elevated two bedroom semi-detached house within the popular location of Broadway. Boasting far reaching views out to countryside this property would make an excellent first time purchase/investment offering a spacious living room, modern kitchen/diner, modern bathroom, terraced rear garden with gated side access and allocated off road road parking.

- Two Bedroom Semi-Detached House
- Excellent First Time Purchase/Investment
- Modern Kitchen/Diner & Bathroom
- Elevated Far Reaching Views out to Countryside
- Terraced Rear Garden
- No Onward Chain
- Great Transport Links to Weymouth & Dorchester
- Allocated off Road Parking

### Full Description

Entrance to the property is via steps rising up to the front aspect double glazed door leading into a hall with stairs rising to the first floor, wall mounted radiator and a door leads through to a generous sized living room. This room offers elevated far reaching views out to countryside, built in under stairs storage cupboard, wall mounted radiator and a door leads through to a spacious kitchen/diner. The modern fitted kitchen comprises eye and base level units with work surfaces over, space and





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plumbing for all kitchen appliances including washing machine, tumble dryer, dishwasher and fridge/freezer, space for a range cooker, kitchen unit houses the gas combi boiler, rear aspect double glazed window, space for a dining table and chairs and a rear aspect double glazed door leads out onto the garden.

The first floor offers a landing area with a side aspect double glazed window, built in storage cupboard, loft access via a hatch and doors lead through to two bedrooms and bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window enjoying beautiful far reaching views out to countryside, built in double wardrobes with storage above and a wall mounted radiator. Bedroom two is a single offering a rear aspect double glazed window, double built in wardrobes with storage above and a wall mounted radiator. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside offers a terraced rear garden with a patio area abutting the property and gated side access. The front offers a lawned garden with steps rising to the front door. There is allocated off road parking within a car park to the side of the property.

he property sits within a quiet cul-de-sac in







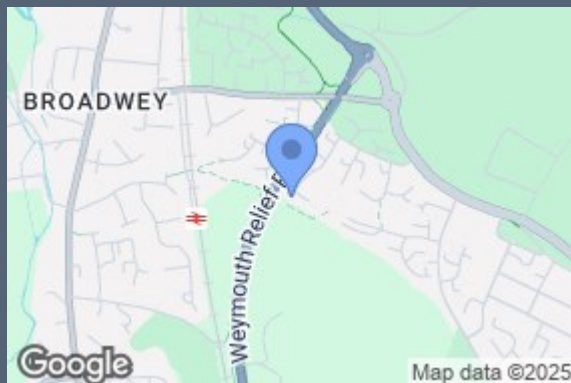
Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre just moments away offering a range of shops, takeaways, doctor's surgery and a pharmacy. Upwey train station is close by with a direct line to London Waterloo.


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

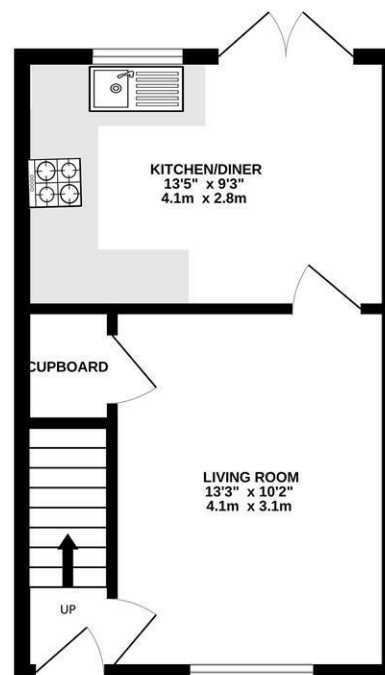
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

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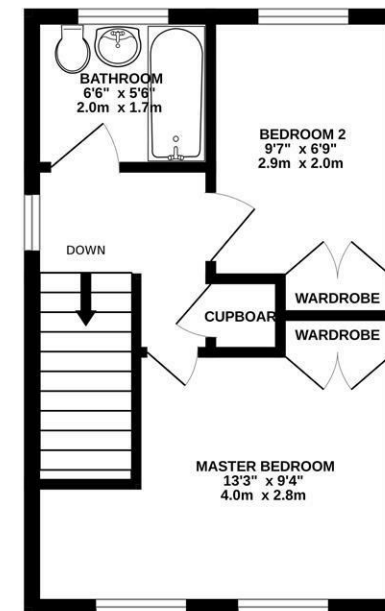


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>68</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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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