



St. Michaels Court | Faircross Avenue | Weymouth | DT4 0DS

Offers Over £260,000

BEAUMONT  JONES

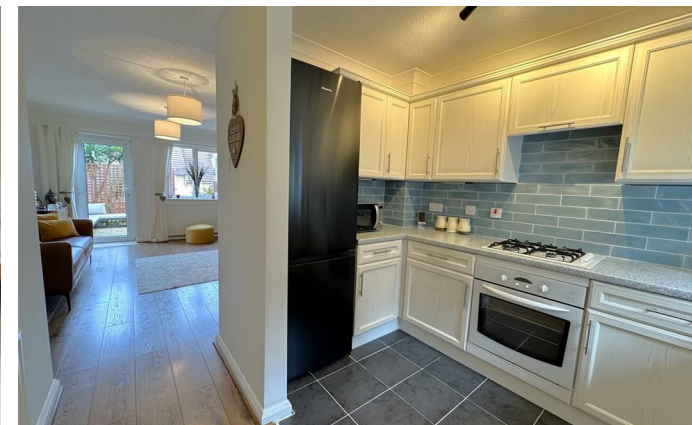
St. Michaels Court | Faircross Avenue Weymouth | DT4 0DS

We are delighted to offer an immaculate two double bedroom terraced house within the popular development of St. Michaels court, Rodwell. The property comes with two allocated off road parking spaces, one being an under cover car port with a fixed storage unit. Internally the property offers a lounge/diner, modern kitchen, two double bedrooms with fitted and built in wardrobes, modern bathroom and a landscaped tiered rear garden with gated rear access.

- Two Double Bedroom Terraced House
- Two Allocated off Road Parking Spaces Including One Car Port With a Fixed Storage Unit
- Immaculate Throughout
- Popular Development in Rodwell
- Landscaped Tiered Rear Garden
- Modern Bathroom
- Lounge/Diner
- Walking Distance of The Town & Harbour

Full Description

Entrance into the property is via a front aspect double glazed door leading into the hallway with stairs rising to the first floor, acoustic flooring and a wall mounted gas boiler. Off the hallway an opening leads through to the kitchen and a door leads through to the lounge/diner. The kitchen offers a range of eye and base level units with work surfaces over, integral electric oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, space for a



Located within the St. Michaels Court development, Rodwell which is ideally situated close to Weymouth town centre and harbour.



fridge/freezer, sink unit with drainer, acoustic flooring and a front aspect double glazed window. The generous sized lounge/diner offers a rear aspect double glazed window, rear aspect double glazed door leading out onto the garden, built in under stair storage cupboard, acoustic flooring and a wall mounted radiator.

The first floor offers a landing area with loft access via a hatch and doors lead to two double bedrooms and a modern bathroom. Bedroom one offers a rear aspect double glazed window, fitted wardrobes, acoustic flooring and a wall mounted radiator. Bedroom two offers a front aspect shelved boxed bay double glazed window, large built in wardrobe, acoustic flooring and a wall mounted radiator. The modern bathroom offers a contemporary suite including an L-Shaped panel enclosed bath with shower attachment over, low level WC, wash hand basin and a wall mounted towel rail heater.

Outside: The beautiful tiered rear garden has been landscaped offering low maintenance and is mainly laid to shingle and patio with raised planted boarders, shrubs and trees. There is gated rear access. The front garden is laid to shingle with a path leading to the main front door.

Parking: There are two owned allocated off road parking spaces to the front of the property one of which is an undercover car port with a fixed wooden storage unit.

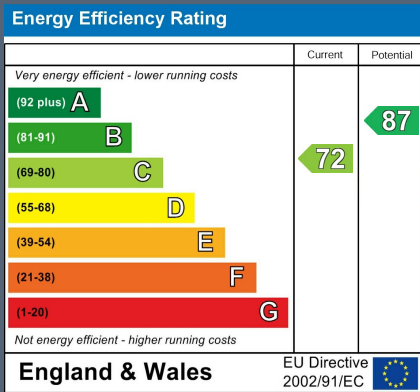


Location: St Michael's court is a popular development set just off Wyke Road in Weymouth. Ideally located near Weymouth's stunning harbour side, St Michaels Court makes for an ideal property for coastal living. Weymouth's award winning beach is just a walk away, as well as a selection of independent shops, cafes and restaurants. There are coastal walks, Nothe Gardens, the Rodwell trail, and many stunning areas to explore, perfect for walking and cycling enthusiasts.

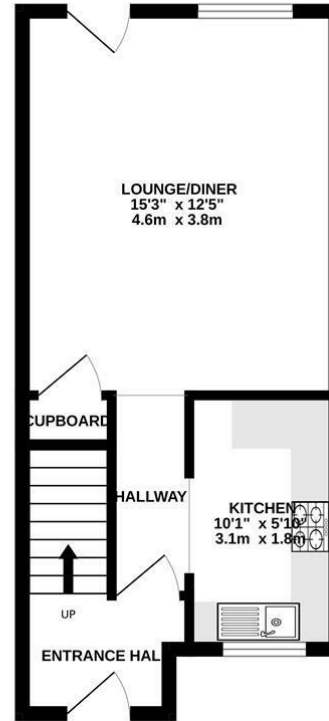
Rating Authority: - Dorset (Weymouth & Portland) Council tax band C. Services: - Gas central heating. Mains electric & drainage.

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

Two owned parking spaces, one of which is an undercover car port.



GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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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