



Cobham Drive | | Weymouth | DT4 0SX

Offers Over £295,000

BEAUMONT  JONES

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We are delighted to offer a modernised and extended three bedroom terraced home offering an abundance of living space and a Westerly facing rear garden within a popular residential area in Weymouth. This property would make an excellent first time purchase/upsized boasting a generous sized lounge/diner, spacious L-Shaped modern fitted kitchen, utility area, downstairs cloakroom, three generous sized bedrooms, modern bathroom suite and plenty of communal parking. This property must be viewed to be appreciated.

- Extended Three Bedroom Terraced House
- Spacious Modern Kitchen & Separate Utility Area
- Extended Lounge/Diner with a Wood Burning Stove
- Communal Parking
- Modernised Throughout
- Downstairs Cloakroom & Modern Bathroom
- Secluded Westerly Facing Rear garden
- Popular Residential Location

Full Description

Entrance into this beautifully presented home can be found from two doors, a front aspect double glazed door leading into the kitchen or a side aspect double glazed door leading into the main entrance hall. The spacious and open hall has a front aspect double glazed window, fitted storage cupboards, wall mounted upright 3 column radiator, LVT flooring, stairs rise to the first floor and a door leads through to the ground floor accommodation. The generous sized lounge/diner has been extended creating an abundance of living space and plenty of space for a large dining table and chairs. This room has been tastefully decorated boasting a wood burning stove,



This beautiful extended and modernised home would make an excellent first time purchase/upsizer situated within a popular residential area.



two wall mounted 3 column radiators, LVT flooring, rear aspect double glazed window and a set of rear aspect double glazed sliding patio doors lead out onto the secluded Westerly facing garden. The kitchen is located off the lounge/diner offering a generous size with a wide range of modern fitted shaker style eye and base level units with work surfaces over, space for a gas Range cooker with a fitted extractor hood over, integrated dishwasher, breakfast bar, built-in under stairs storage cupboard, built-in meter cupboard/storage cupboard, water softener, front aspect double glazed window, front aspect double glazed door and an opening leads through to the utility area. This useful area has space for an American style fridge/freezer, space and plumbing for a washing machine and a door leads through to the cloakroom. low level WC, vanity wash hand basin and a rear aspect double glazed window.



The first floor offers a landing area with a front aspect double glazed window, built-in airing cupboard housing the gas boiler and doors lead through to the three bedrooms and modern bathroom. The master bedroom is a generous sized double boasting two large built-in wardrobes, rear aspect double glazed window and a wood paneled feature wall. Bedroom two is a further double with a large built-in wardrobe and a rear aspect double glazed window. Bedroom three is a well-proportioned single with a built-in storage cupboard/wardrobe over the stairs, loft access via a hatch and a front aspect double glazed window. The bathroom has a beautiful modern suite comprising a large panel enclosed bath with a wall mounted mixer shower system over and screen attached, vanity wash hand basin with combined WC and concealed cistern, wall mounted towel rail heater, partially tiled walls, tiled flooring and a front aspect double glazed window.



Outside boasts a secluded wall enclosed Westerly facing





rear garden mainly laid to gravel for easy maintenance with a patio area abutting the property. Planted borders, greenhouse and water supply. The front garden is also laid to gravel with hedging surround and a garden shed. The parking is communal with plenty of spaces available.

The property is well positioned within a popular residential area in Weymouth, located just off Radipole Lane the house sits within close proximity of local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth and well regarded schools are close by.

Agents Note: This property has been re-wired & re-plumbed by the current owners.

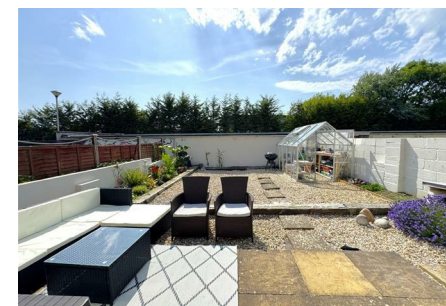
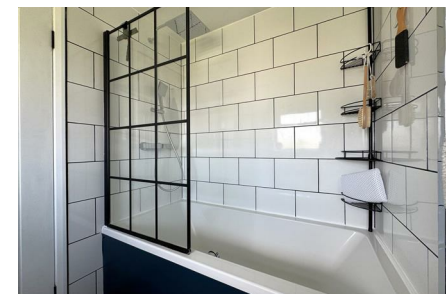
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Gas central heating. Mains electric, drainage and full Fibre Broadband.

Disclaimer: - 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.

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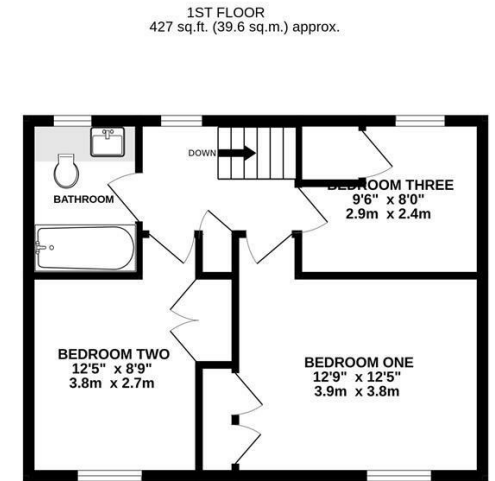
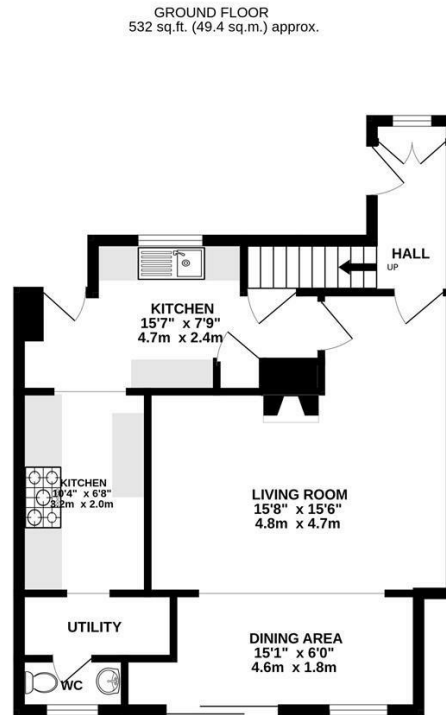


Boasting a secluded Westerly facing rear garden, large L-Shaped modern kitchen, modern bathroom suite and an extended lounge/diner.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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