



Park View Grove | Knightsdale Road | Weymouth | DT4 0FF

Offers Over £270,000

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****WESTERLY FACING REAR GARDEN & ALLOCATED OFF ROAD PARKING FOR THREE VEHICLES****

Built in 2018 is this beautifully presented modern two double bedroom semi-detached house conveniently situated within a small private development located off Knightsdale Road. The property offers a lounge/diner, modern fitted kitchen with integrated appliances, two double bedrooms, modern bathroom, enclosed lawned garden and far reaching views over The Marsh. Viewing is highly recommended to be fully appreciated.

- Modern Two Double Bedroom Semi-Detached House
- Beautifully Presented Throughout
- Westerly Facing Rear Garden
- Allocated off Road Parking For Three Vehicles
- Far Reaching Views over The Marsh
- Small Private Development
- Perfect First Time Purchase
- Level Walk to The Town Centre Centre & Harbour

Full Description

Accommodation - A front aspect double glazed composite door leads into a welcoming hallway with stairs to the first floor, understairs storage cupboard and Amtico flooring which runs throughout the ground floor accommodation. The cloakroom with WC and wash hand basin is to the front. A modern fitted kitchen has a range of white gloss wall and floor units with integral oven, four ring gas hob with extractor hood over, integrated dishwasher, washing machine and and



This beautifully presented two double bedroom semi-detached home offers a Westerly facing rear garden and parking for three vehicles.



fridge/freezer. A spacious sitting/dining room enjoys a rear aspect with French doors opening onto the patio and westerly facing garden. The first floor landing has loft access and doors to two double bedrooms and bathroom. The main bedroom to the rear enjoys long range views towards the Marsh playing fields. The modern bathroom offers a white suite of panel enclosed bath with wall mounted mixer shower, low level WC and wash basin.

Outside - A small lawned border and paving to the front leads to the front door. There are three parking spaces for the property with a tarmac driveway to the side of the house providing two spaces together with an additional allocated and private parking space directly in front of the house which was purchased separately. Pedestrian side access leads to a private west facing rear garden with small patio area immediately adjoining the property and lawned garden with garden shed.

Situation - The property is ideally situated in a peaceful and private cul-de-sac within a short walk from Weymouth's picturesque harbour and town centre as well as a supermarket, Weymouth swimming pool and gym, the Rodwell trail and the Marsh playing fields. There are numerous walking opportunities close by including the Rodwell trail or walking over Westham bridge to the harbour and town. The sweeping blue flag sandy beach, Georgian



esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

Agents Note: There is a communal service charge of £10 per month to maintain the private road and lighting.

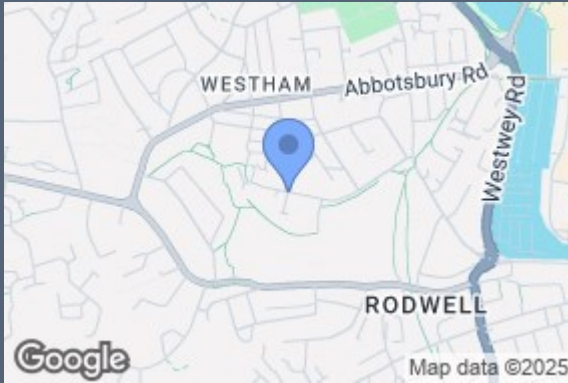
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services Gas central heating. Mains electric & drainage.

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.



Built in 2018 within a small private development located off Knightsdale Road within easy reach to the town centre & harbour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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	

We value more than your property



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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