



Broadway Close | Broadway | Weymouth | DT3 5PJ

Offers Over £250,000

BEAUMONT  JONES

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We are delighted to offer an immaculate and well presented three bedroom home offering a Westerly facing rear garden. The property boasts a living room, modern kitchen/diner, three bedrooms, bathroom, drive way providing off road parking for one car and a generous sized Westerly facing rear garden. This property would make an excellent first time purchase and viewing is a must to be appreciated.

- Three Bedroom Property
- Modern and Spacious Kitchen
- Immaculately Presented Throughout
- Westerly Facing Rear Garden
- Driveway for One Car
- Perfect First Time Buy

Full Description

Entrance into this immaculately presented home is via a side aspect double glazed door opening into the welcoming porch offering ample space to store coats and shoes as well as dual aspect double glazed windows and a door into the hallway. The hallway flows through to the kitchen/diner as well as offering stairs that rise to the first floor, two under stair cupboards, cupboard housing gas meter and a door into the generous sized living room. The living room is a great space offering a large front aspect double glazed window and a wall mounted radiator. Returning to the hallway it opens into the kitchen/diner. The modern fitted kitchen offers a range



Beautiful kitchen opening into a dining area with separate living room.

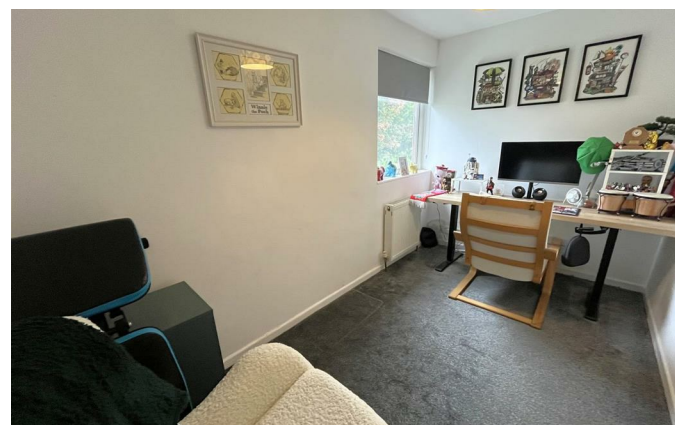
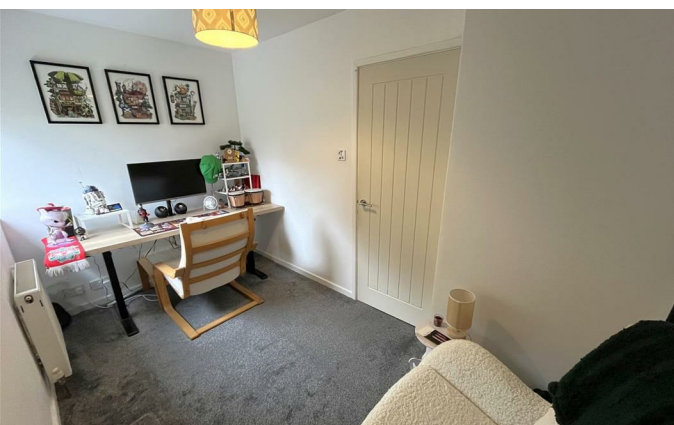


of eye and base level units with solid wood work surfaces over, integral double ovens and four ring electric hob with extractor hood over, integral fridge and freezer, space and plumbing for a washing machine and tumble dryer, rear aspect double glazed window, space for a dining table, double glazed UPVC door opening into a lean to and downstairs WC. The lean to has a side aspect double glazed window, double glazed UPVC door opening onto the rear garden, sliding door into the WC which comprises of a low level WC and a wash hand basin.

The first floor offers a landing area with loft access via a hatch, two built in cupboards with one housing the gas combi boiler and doors lead through to three bedrooms and the bathroom. Bedroom one is a generous sized double offering a rear aspect double glazed window looking out to the rear garden, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a good sized single/small double offering a front aspect double glazed window and a wall mounted radiator. Bedroom three is a single with a front aspect double glazed window and a wall mounted radiator. The bathroom offers a suite comprising a panel enclosed bath with shower over, low level WC, wash hand basin, wall mounted radiator and a rear aspect double glazed window.

Outside offers a generous sized Westerly facing rear garden with a section being level and then the garden has steps up to different sections laid to lawn, laid to hard standing and shingle with wooden sleepers boarding. The main garden area is laid to lawn with planted shrubs, flowers, christmas tree and stone shingle with a patio area abutting the property. The front of the property provides drive way for one car and stone shingled which is perfect for low maintenance.

Located on the outskirts of Weymouth, Broadway is a popular location and is close to the pretty village of Upwey &



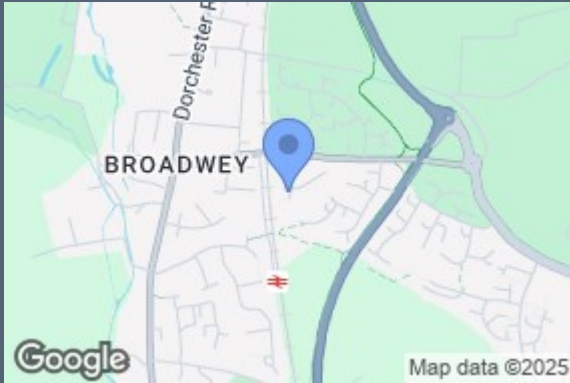
train station and is also equitable distance from both Weymouth and Dorchester. Weymouth is an attractive town with an array of popular shops, restaurants and cafes. The harbour offers some excellent local food, places to relax and socialise. Dorchester is a vibrant historic county town with an array of shops, cafes and places of interest.

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



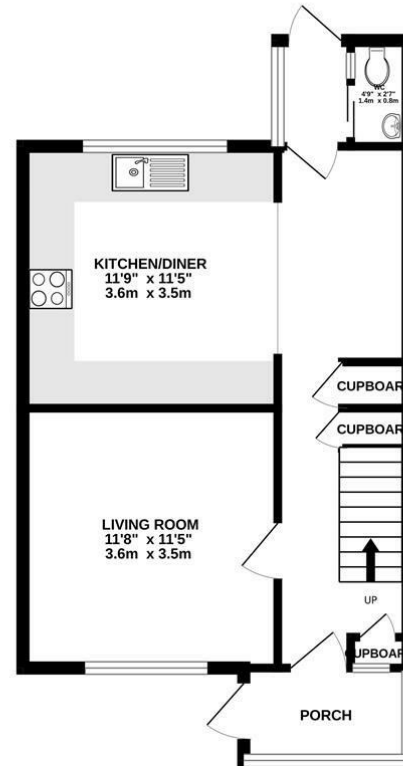
Downstairs cloakroom.



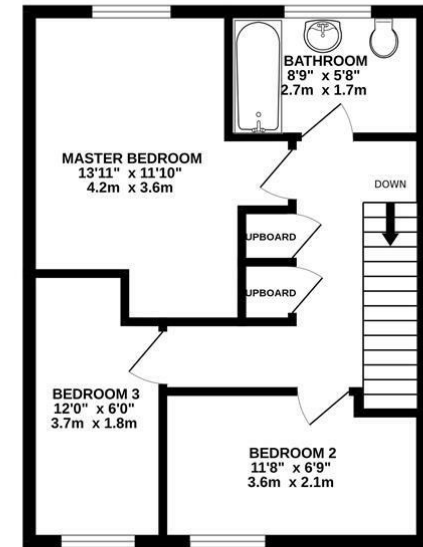


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.2 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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