



Clarendon Avenue | Redlands | Weymouth | DT3 5BG

Asking Price £420,000

BEAUMONT  JONES

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This spacious three bedroom semi-detached family home is located in the popular, family friendly location of Redlands. Close to well-regarded local schools, excellent amenities and easy access into Weymouth or to Dorchester. Occupying a generous plot, the accommodation includes; porch, hallway, downstairs cloakroom, generous sized living/dining room with large patio doors opening into the garden, modern kitchen with separate utility/store, three generous sized bedrooms and a modern bathroom. Externally there is a mature south-westerly facing garden, garage and driveway.

- Spacious Well-Proportioned Accommodation
- Family-Friendly Location of Redlands
- Downstairs Cloakroom & Modern Family Bathroom
- Garage & Driveway
- Three Bedroom Semi-Detached Family Home
- Well-Presented Through-out
- Potential to Extend (Subject to Consent)
- Generous Sized South-Westerly Garden

Full Description

Accommodation

Entrance to the property is via a useful porch, perfect for storing coats and shoes, with further composite front door opening into the welcoming hallway. There is a useful understairs storage cupboard, stairs to the first floor and doors opening into the following rooms. The cloakroom has a front aspect window, low level WC and wash hand basin. The inviting living/dining room is a generous sized room with front aspect window overlooking the front garden and large sliding patio doors to the rear opening into the garden. There



Occupying a generous sized south-westerly facing plot with a private, mature garden



is plenty of space for both comfortable and dining furniture. There is a doorway from the dining room section leading into the kitchen. The modern kitchen offers ample storage with a range of shaker style wall and base units, there is a built-in dishwasher, space for a Range style oven and fridge/freezer with rear aspect window overlooking the garden. A door at the end of the kitchen opens into the separate utility/store with rear aspect windows and partially glazed roof, there is space and plumbing for a washing machine and tumble dryer along with further worktop space. This room is a generous size and could also act as a store and accommodation an additional fridge/freezer along with a door opening into the garden.



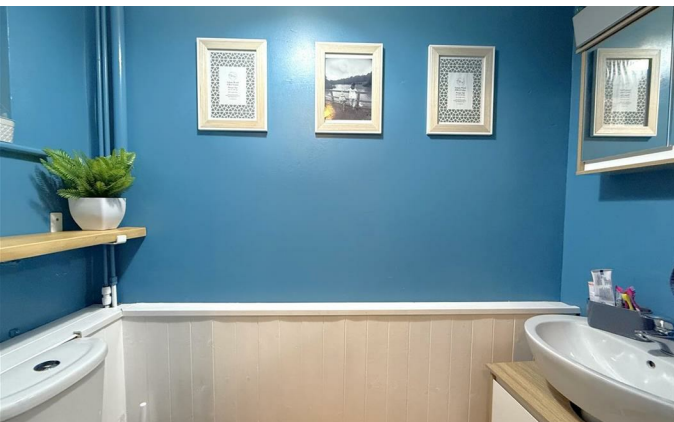
Returning to the hallway, stairs rise and turn to the first floor landing with side aspect window providing plenty of light. There is access to an airing cupboard and doors opening to the remaining rooms. The master bedroom is a generous sized double bedroom with front aspect window, there is also a built-in double wardrobe. Bedroom two is to the rear of the first floor and another lovely sized double bedroom with similar double built-in wardrobe and rear aspect window offering lovely open views over the rear garden. Bedroom three is a generous sized single bedroom/compact double bedroom with similar rear aspect. The modern family bathroom is equipped with a bath with shower over, wash hand basin and low level WC.



Outside

To the front of the property is a block-paved driveway offering off-road parking with the remainder of the walled front garden being laid to lawn. There is a garage with up and over door and generous gated side access leading to the garden. The south-westerly facing garden is a lovely size and due to the corner position, fans and widens as you head down exploring. There is a large raised decked area abutting the living/dining room offering space for garden furniture





and an opportunity to sit and enjoy the views over the garden. The private plot offers a range of mature trees and shrubs with a path leading down the remainder of the garden which is laid to lawn. There is scope to clear the wider section at the bottom of the garden and create a vegetable plot or even space to accommodate a separate garden room.

Location

The property is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

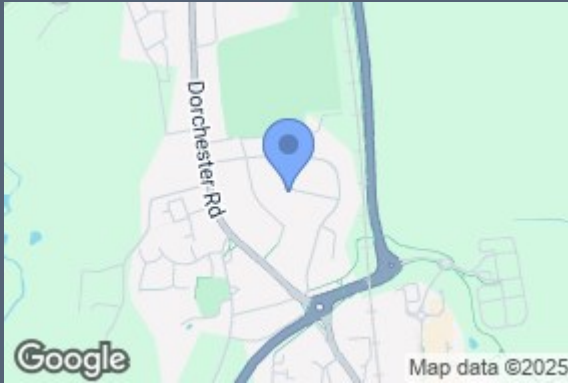
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

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.

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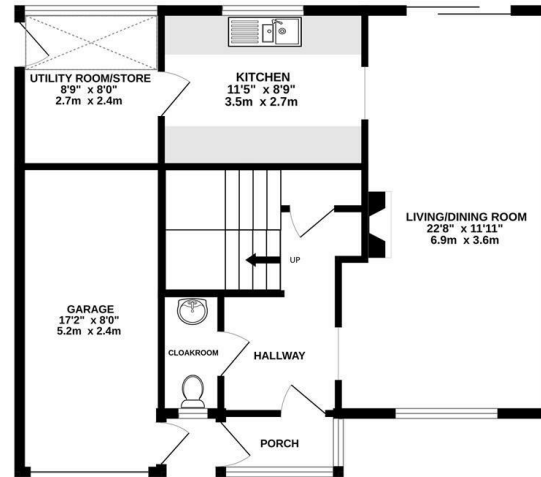


Spacious
accommodation
through-out with
lovely sized rooms

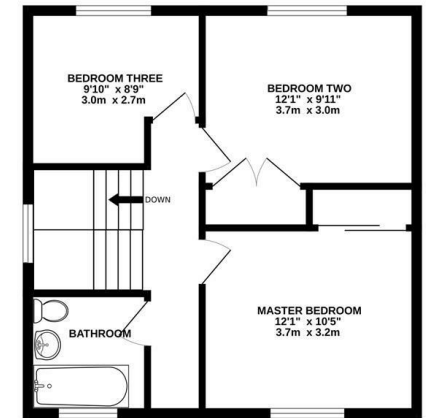


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	35	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.8 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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