

**DIRECT**



**MOVES**



**Bedford Road**  
Weymouth DT4 0QH

- Beautifully presented family home
  - Large open plan living room
  - Conservatory
- Walking distance to Weymouth town
  - Excellent condition
- Three bedrooms
- Downstairs cloakroom
- Fully fitted kitchen
- South westerly garden

**Offers Over £240,000 Freehold**







### Situation

Bedford Road is located within a quiet residential location, popular with residents for locality to Weymouth's amenities and facilities, this property would make a great home for a family, couple or first time buyers.

An excellent school catchment area for both primary and secondary. A regular bus service to Weymouth town centre is just on the doorstep.

A short drive will take you to Weymouth's town centre and bustling harbour where you will find an abundance of boutique shops, cafes and restaurants.



Weymouth is a charming seaside town in Dorset, nestled on the picturesque Jurassic Coast. It beckons with its stunning scenery, vibrant activities, and friendly community. Whether you seek seaside relaxation, adventure on the Jurassic Coast, or a warm sense of belonging, this charming town has something special to offer everyone.

### Entrance

Front aspect door leading to:

### Hallway

Large open hallway with tiled flooring, stairs leading to the first floor, under stairs storage cupboard, wall mounted radiators, spotlights, base level cupboard housing gas meter, doors leading to:

### Lounge/Diner

11'3" x 23'7"

Front aspect double glazed window, laminate flooring, tv point, double glazed doors to conservatory, opening into:

### Kitchen

5'8" x 10'7"

Obscured glass window looking into the hallway, range of eye and base level units with work surfaces over, space for electric oven, stainless steel sink, tiled throughout, laminate flooring, stainless steel sink,

### Conservatory

4'7" x 11'3"

Double glazed throughout with double glazed door leading to the garden, tiled flooring, door to:

### Utility room

4'5" x 4'7"

Wall mounted boiler, plumbing for washing machine, space for tumble dryer, fuse board, door leading to:

### Cloakroom

Rear aspect double glazed obscured window, low level WC, hand wash basin, radiator, spot lights.

### First floor landing

Stairs leading from the ground floor, loft access via hatch, doors leading to:

### Bedroom 1

11'1" x 11'5"

Rear aspect double glazed window overlooking rear garden, large built in wardrobe, laminate flooring, radiator.

### Bedroom 2

8'6" x 11'5"

Front aspect double glazed window overlooking communal green area, radiator, laminate flooring.

### Bedroom 3

10'5" x 11'5"(max)

Front aspect double glazed window, radiator, laminate flooring.

\*\* please note, room measurements are max as the room is a L shape\*\*

### Bathroom

Rear aspect double glazed obscured window, fully tiled throughout, panel enclosed bath with shower overhead, low level WC, hand wash basin, heated towel rail.

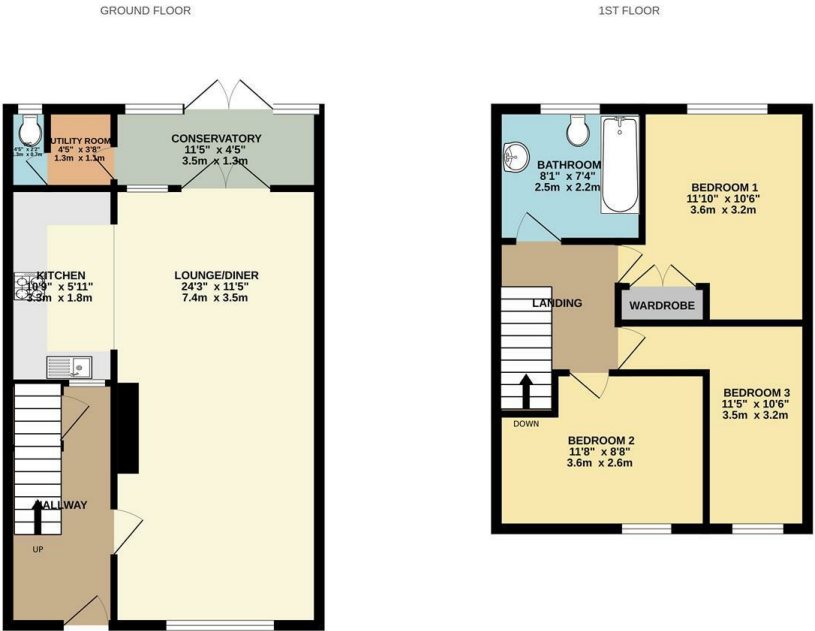
### Rear garden

Fully fence enclosed and patio laid.





Local Authority  
Council Tax Band **B**  
EPC Rating



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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