



Buxton Road

Weymouth | Dorset



Buxton Road, Weymouth DT4 9PL



Accommodation

This lovely sized semi-detached chalet bungalow offers elevated views to the rear towards Portland & Portland Harbour. Being located close to Weymouth Harbour and town centre this would make an ideal & comfortable downsize. Entrance to the property is via the front door which leads into the welcoming hallway with an under-stairs larder style cupboard offering plenty of storage. There is a door leading out to the rear garden, stairs rising to the first floor and the remainder of the ground floor accommodation. The downstairs WC, which previously accommodated a shower as well as the current WC, there is potential to create an additional shower room or utility room. The kitchen/breakfast room is a great size with plenty of eye and base level units with space for a fridge, freezer, washing machine, integral oven with hob over and space for a breakfast table. The sitting room is a great sized room offering plenty of space for living room furniture and would also accommodate a dining area. Sliding patio doors open into the bright and airy conservatory, the perfect place for socialising or just relaxing and taking in the views over the garden and beyond to Portland and Portland harbour with patio doors opening into the garden.

On the first floor, there is a good-sized landing with access to the loft and doors opening to the first-floor accommodation. The master bedroom is a good-sized double room with built in storage, ample space for bedroom furniture and views out to Portland and over the Harbour. The second bedroom is a double room with front aspect window. The third bedroom is a single bedroom and would lend itself to an office/study space as it also benefits from lovely sea views. The recently fitted shower room offers a large shower, concealed cistern WC and wash hand basin with vanity storage.



Outside

To the front of the property there is a charming low maintenance front garden with a pathway with steps leading to the front door. The rear garden offers a sunning southerly aspect. The decking area abuts the conservatory and offers plenty of space for garden furniture to sit and enjoy the elevated views. There are steps from the decking to the low maintenance gravel garden for low maintenance with mature shrubs and flower borders. There is a pathway leading up to the side entrance and a gate at the bottom of the garden leading to the single garage and parking area. The garage has power and lighting lending itself to the perfect workshop area and further door leading back into the garden. Next to the garage there are two parking spaces for the property which is accessed via Southdown Road.

- Spacious Living Accommodation Throughout
- Lovely Elevated Sea Views out to Portland Harbour
- Two off Road Parking Spaces & Single Garage
- No Forward Chain
- Close To Weymouth Town Centre & Local Amenities

Avenue Sales & Lettings Ltd

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Location

Located in Rodwell, within close distance to Weymouth town and harbour. There are amenities nearby including doctors, dentist, corner shop and a number of well-regarded schools. There are also several spectacular walks and cycle routes to be enjoyed along the Rodwell Trail from which you can enjoy sea and country views. There is also the nearby Sandsfoot Castle offering a café, gardens and quieter beach to enjoy.

Directions

From our office in Hope Square turn left and follow the road, exit Hope Square and turn right into Spring Lane and straight over the mini roundabout, continue along Rodwell Avenue. At the set of traffic lights, turn left and follow the road up the hill and round to the right leading onto Buxton Road. The property can be found just after the turning for Southdown Road on the left-hand side.

Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band C.

Services

Mains electric, gas & drainage.

Viewing Arrangements

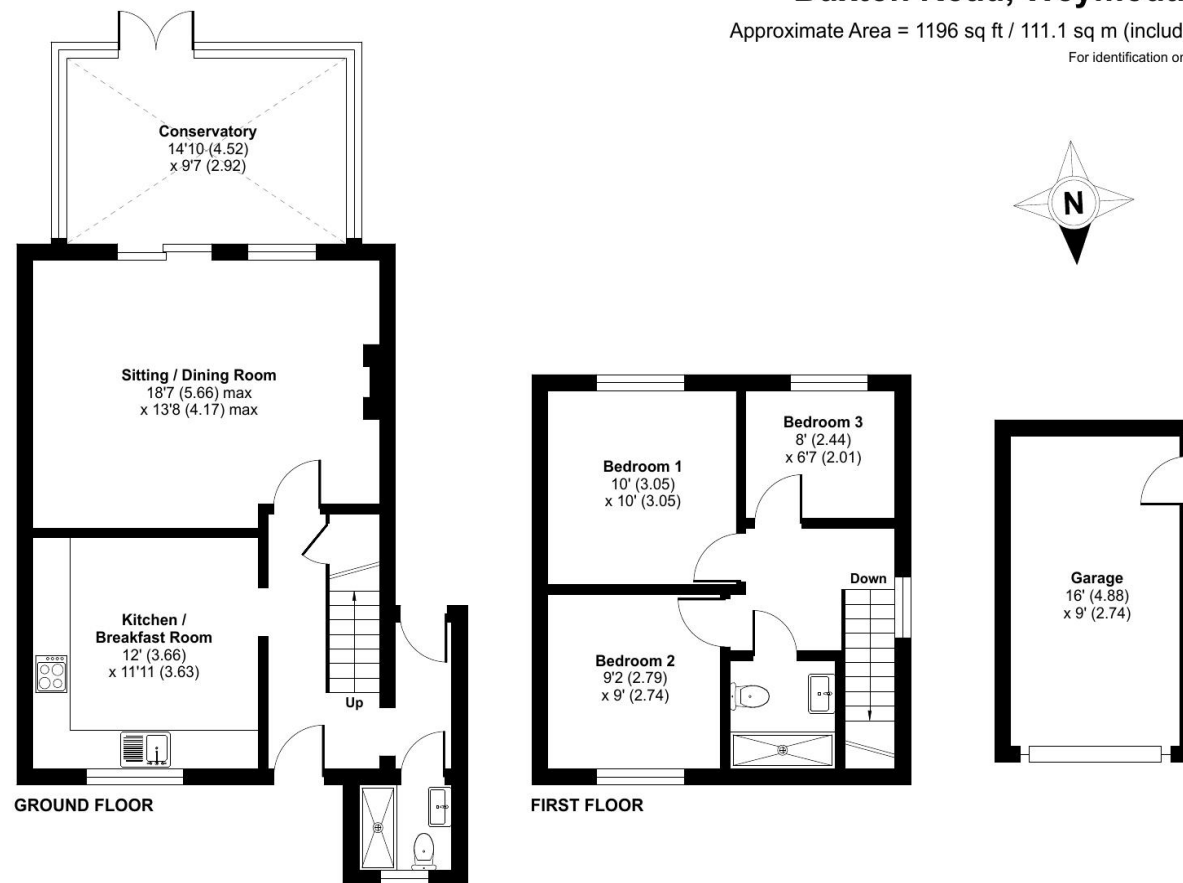
Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk

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Approximate Area = 1196 sq ft / 111.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Avenue Sales and Lettings. REF: 964967

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		71	84

England & Wales EU Directive 2002/91/EC
www.epcreg.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

