



Franklin Road | Westham | Weymouth | DT4 0JW

Guide Price £280,000

BEAUMONT  JONES

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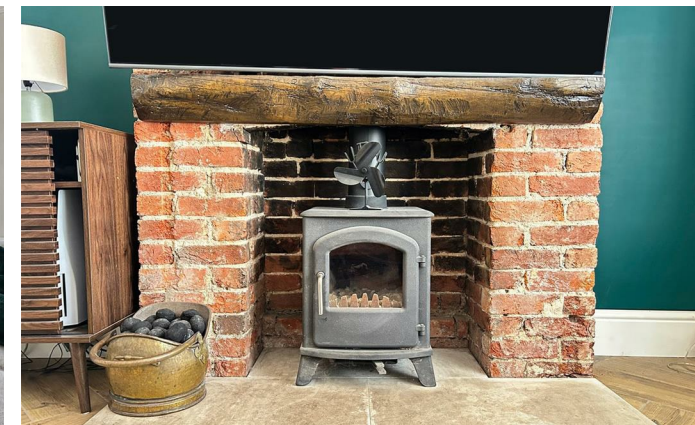
Welcome to this spacious three double bedroom home blending timeless charm with a modern touch to create a truly excellent next home. The property retains generous rear garden with flexible outbuilding and rear access alongside an additional boarded attic room for convenience. With recently fitted kitchen and bathroom and two spacious reception rooms, the property is an excellent opportunity to acquire an immaculately presented, spacious family home just a short distance from Weymouth Town Centre.

- Immaculately Presented Throughout
- Three Double Bedrooms plus Attic
- Generous Rear Garden
- Additional Garden Room / Gym
- Recently Fitted Kitchen and Bathroom
- Two Generous Receptions
- Characterful Features
- Rear Access

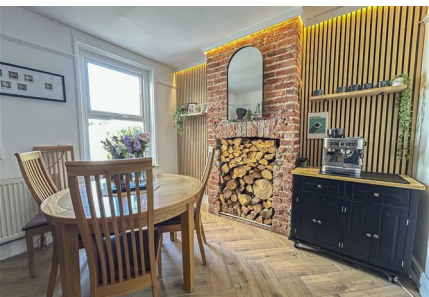
Full Description

On approach, an initial front yard sets the home back from the street providing a useful space for bins and potted plants.

Inside, an initial hallway area leads with stairs rising to the right and a door to the lounge/diner. The lounge/diner is a vast space with exposed brick fireplaces offering a charming feature to each room, the dining room further features raised LED lighting to enhance the space with rear window to the garden. The lounge's fireplace is open with space for a log burner to create a focal point of the room; A bay window adds additional floor space and light - a testament to the



Immaculately presented throughout with recently fitted kitchen and bathroom alongside two downstairs reception rooms. Upstairs consists of three double bedrooms and an additional attic.



home's size and character. Between the two rooms, exemplary proportions allow for an abundance of furnishings for both living and dining comfortably. Wood effect tiled flooring in herringbone arrangement sits within both rooms and the hallway, too.

Continuing along the accommodation you step into the recently fitted kitchen, beautifully finished with sage green shaker-style units and marble effect work tops offering ample preparation and storage space. A side door grants access to the garden with wood effect tiled flooring continuing across the room.

The ground floor is completed by a stunning downstairs bathroom. Contemporary tiling sit to all sides with modern fitted sink unit and bath adjacent leading to the toilet and plumbed-in space for washing machine. Dual aspect windows complete the room.

Rising to the first floor you are greeted initially by Bedroom Three. Complete with modern fitted storage units and rear window overlooking the garden, the room provides a useful double room or spacious study/office. Carrying on towards the front of the home, Bedroom Two is another, slightly larger double with similar aspect window overlooking the garden and proportions suited to a double bed and further furnishings, if needed.

Bedroom Two completes the first floor as a staple of the home's size and charm. Spanning the width of the room, the main bedroom is an excellent double with bay window for light and space as well as large built in storage cupboard along the whole of one wall.

Although not to modern regulations, the attic has been boarded for additional storage with velux window and sockets within the space, too. A ladder has been fitted to the



first floor's landing for ease of access.

Outside, the property retains an excellently sized rear garden. The owners have implemented a stylish initial patio area which leads to a generous lawned area. To the back of the garden, an additional raised patio area provides an excellent space for the evening sun with brick built barbecue area adjacent. There is a utilisable outbuilding, currently arranged as a gym, which provides excellent space for storage or conversion to a summerhouse. A rear access lane is accessible via a gate with footpath running behind.

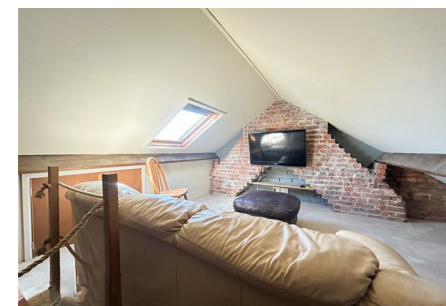
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains gas, electric & drainage.

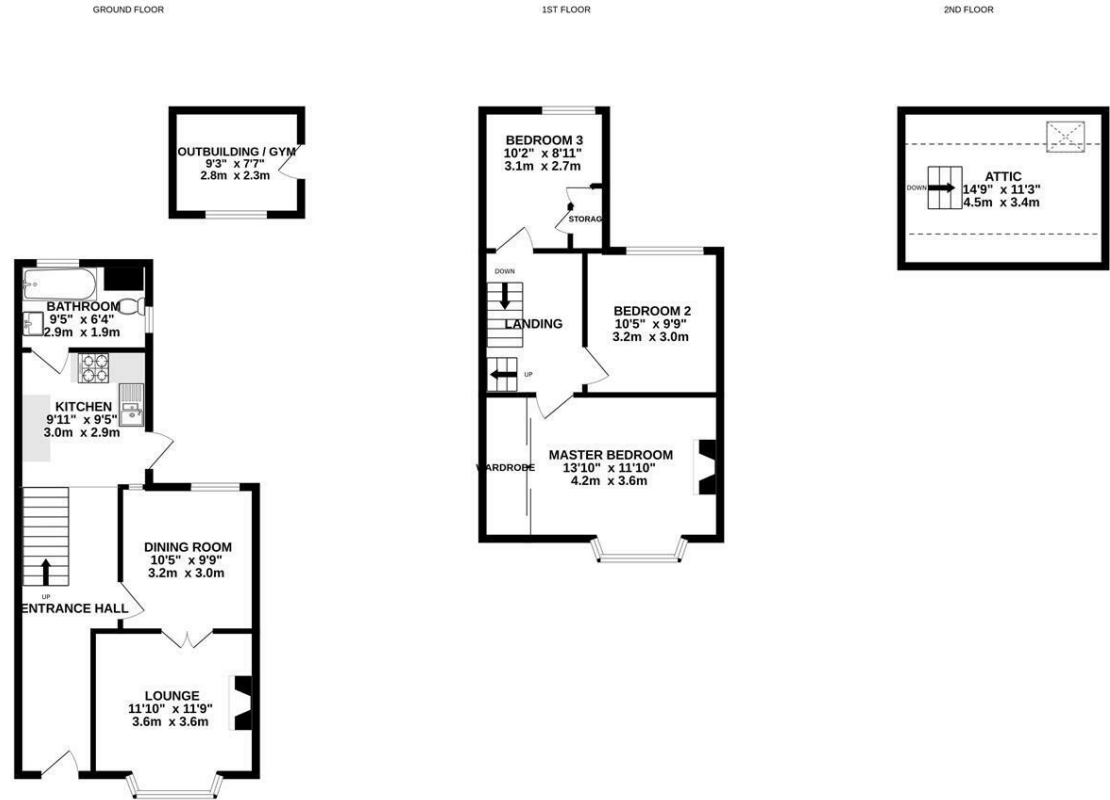
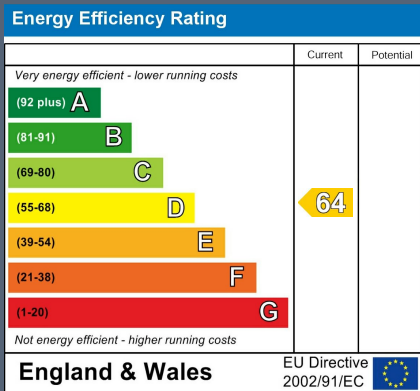
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Generous rear garden with stunning initial patio area leading to spacious lawn and outbuilding which is currently arranged as a gym. Rear access on foot behind via a gate.





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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk