



Westdowne Close | | Weymouth | DT4 0RW

Offers Over £235,000

BEAUMONT  JONES

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A well proportioned two bedroom end of terrace house comprising a modern kitchen, spacious sitting/dining room, ground floor cloakroom, two first floor double bedrooms and a family bathroom. With useful built in storage and a practical layout arranged over two floors, the property would make an ideal first time purchase, home for a couple or investment opportunity.

- Offered With No Onward Chain
- Two Double Bedrooms
- End Of Terrace
- Off Road Designated Parking
- Generous Sitting Dining Room
- Low Maintenance Rear Garden
- Perfect First Time Buyers
- Quite Cul De Sac Location
- Home

Full Description

Entrance into the property is via a front aspect door leading into a welcoming hallway with doors and stairs leading to all principle rooms. The spacious cloakroom offers a low level WC and vanity wash hand basin. The light and airy lounge/diner is spacious offering rear aspect double glazed french doors leading out onto the rear garden and a built in understairs storage cupboard. The kitchen is to a modern finish and comprising of eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor hood over, a washing machine and fridge/freezer. The ground floor offers underfloor heating throughout.



A well proportioned two double bedroom end of terrace house, offering comfortable living accommodation arranged over two floors.



The first floor offers a spacious landing area with loft access via a hatch and doors lead through to two large double bedrooms and bathroom. Bedroom One is a large double offering a front aspect double glazed window and a wall mounted radiator. This benefits from generous built in sliding door wardrobes for plenty of storage. Bedroom two is another good sized double offering a rear aspect double glazed window, large built in wardrobe and a wall mounted radiator. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over, low level WC, vanity wash hand basin, wall mounted radiator and a rear aspect double glazed window.

Outside offers a level garden with gated side access, the garden is laid to patio perfect for pots and landscaping for al-fresco dining. There is a one allocated car parking space directly outside the front of the house.

The property sits within a popular cul-de-sac residential road with St Augustine's primary school located just moments away. Local amenities are close by as well as the town centre and harbour. The property sits within the catchment for Budmouth Academy making this an ideal family home.

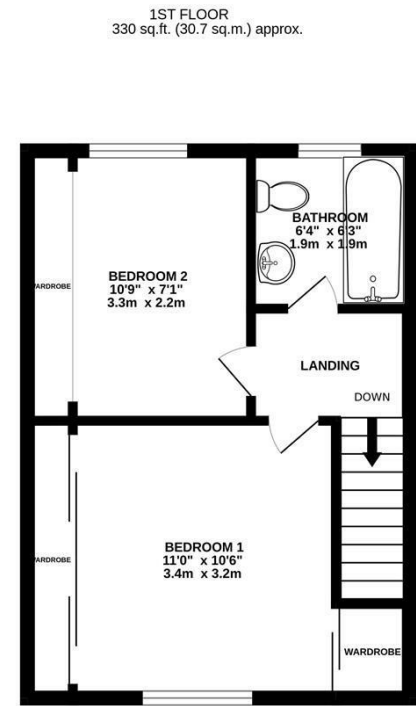
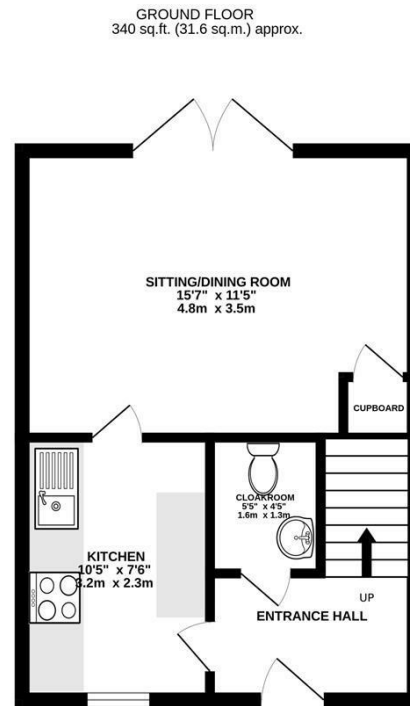
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Air Source Heat Pump, electric & drainage.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



TOTAL FLOOR AREA: 670 sq.ft. (62.3 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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