



Tollerdown Road | | Weymouth | DT4 0SQ

Offers Over £180,000

BEAUMONT  JONES

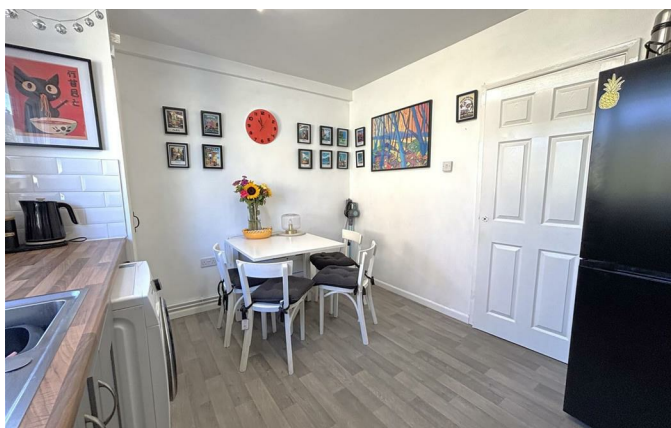
**Tollerdown Road |
Weymouth | DT4 0SQ
Offers Over £180,000**

A fantastic two double bedroom modern flat in Weymouth, offering well proportioned accommodation and the real benefit of a generous private south-westerly facing garden. Mainly laid to lawn with patio areas, the garden is perfect for relaxing, entertaining and enjoying the sunshine. Further benefits include excellent storage, with both an external store and additional communal storage.

- Generous Two Double Bedrooms
- Large Private South Westerly Garden
- Sought After Location
- Modern Bathroom
- Modern Kitchen/ Diner
- Direct Access To Garden
- Perfect First Time Purchase

Full Description

Entrance into the main building is via a front aspect communal door leading into a communal hallway with a rear aspect door leading out onto the gardens and external stores. The front door is on the ground floor. The spacious living room offers front aspect double glazed french doors that open onto your private and secure garden. The kitchen/diner offers great space with a modern fitted kitchen offering eye and base level units with work surfaces over, integral oven with inset four ring gas hob and



A well presented two double groundfloor bedroom flat, offering spacious accommodation and a private south westerly facing garden. The property provides a comfortable and inviting home in a desirable location.



extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer and open built in storage.

Bedroom One is a generous sized double offering a large front aspect double glazed window and a built in wardrobe/cupboard. Bedroom Two is a further generous double room offering a rear aspect double glazed window and a built in wardrobe/cupboard. The modern bathroom consists of a panel enclosed bath with a wall mounted mixer shower system over, vanity wash hand basin, WC and a rear aspect double glazed window.

Outside, the property benefits from a large, private south-westerly facing garden, with direct access from the sitting room. The garden is mainly laid to lawn, with initial patio areas abutting the property, providing the perfect space for alfresco dining and entertaining. To the rear of the flat, there are established bedding areas which wrap around the property. There is also an external store, along with a further private store located within the communal hallway.

The property is situated in Lanehouse which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland)



Council. Council Tax Band A. Services: - Gas central heating. Mains electric & drainage. Water meter, electric and gas smart meters.

Disclaimer: - 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. Beaumont Jones is a member of The Property Ombudsman.

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The generous garden is mainly laid to lawn with patio areas, perfect for alfresco dining and entertaining. Further benefits include excellent storage with both an external and communal store.

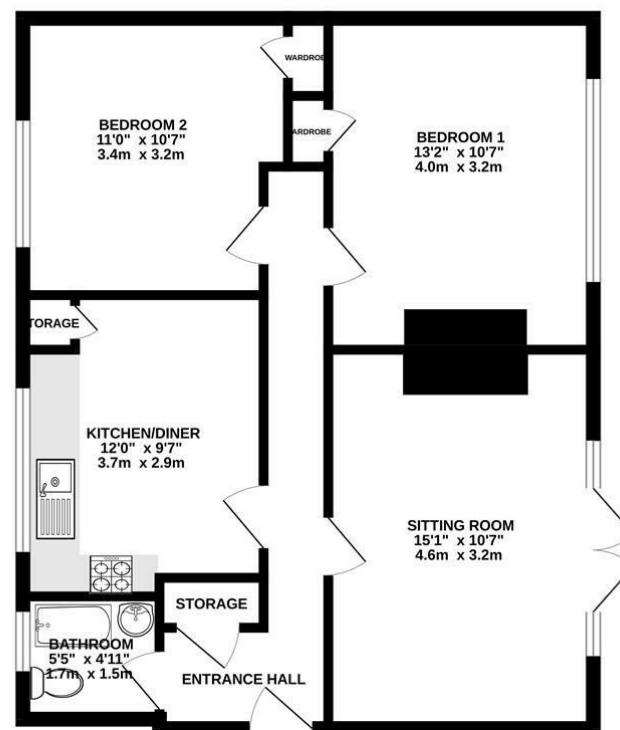




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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 purchasers. 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