



Castlemaine Road | Weymouth | Dorset | DT3 6RQ

**Offers Over £150,000**

BEAUMONT  JONES

## Castlemaine Road | Weymouth Dorset | DT3 6RQ Offers Over £150,000

We are delighted to offer this two double bedroom first floor flat located within close proximity to local amenities and great school catchment. This perfect first time purchase offers a spacious hallway, generously sized living room, bright and airy kitchen/diner, bathroom, two double bedrooms, plenty of storage throughout and communal off road parking. Viewing is a must to be fully appreciated.

- Two Double Bedroom First Floor Flat
- Perfect First Time Purchase/Downsize
- Perfectly Located Close to Local Amenities and Schools
- Spacious Accommodation Throughout
- Communal off Road Parking and External Private Store
- Immaculately Presented

### Full Description

Entrance into the block is via a side aspect communal door leading into a communal hallway with stairs rising to the first floor (top floor) and a further side aspect communal door leads out onto the communal areas. Entrance into flat 14b leads into a spacious and welcoming hallway offering a large built in storage cupboard housing the electric and gas meters, further storage cupboard, wall mounted radiator and doors lead into the main principle rooms. The kitchen/diner is a bright and spacious room offering two double glazed rear aspect windows, eye and base level units with work surface over, integral double oven, five ring gas hob with extractor fan over, built in storage cupboard housing the combination boiler and a door opening into the living room. The living room is a generous size with ample space for living room furniture as well as offering a front aspect double glazed window, wall mounted radiator and a fixed electric fire



Light & spacious  
two double  
bedroom first floor  
flat with communal  
gardens



place.

Returning to the hallway the remainder of the accommodation can be found. The master bedroom is a great sized double with a front aspect double glazed window and a wall mounted radiator. Bedroom two is a further double offering a front aspect double glazed window, wall mounted radiator and access to loft via the hatch. The family bathroom offers a panel enclosed bath with fixed shower screen, wall mounted mixer rainfall shower system over, low level WC, wash hand basin, heated towel rail, spotlights and a rear aspect double glazed opaque window.

Outside offers a brick built storage store located within a block to the rear of the property, this is great for storing bicycles. There are communal washing lines and a communal car park with plenty of spaces. There is pretty greenery surrounding the block.

The property is located in Castlemaine Road. The location is extremely convenient for local amenities, doctors, schools and grocery shops such as Chalbury food and wine store in Preston, Morrisons Daily, Home Bargains and Goulds Garden Centre. Nearby there is a regular bus route, Upwey train station with direct links to Bristol Temple Meads and London Waterloo and excellent road and cycle links to both Weymouth and Dorchester. The surrounding countryside encourages lovely walks and hikes, and the stunning coastline of Weymouth Bay and Preston beach, is just a short distance away.

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

Agents Notes- EPC TO FOLLOW.

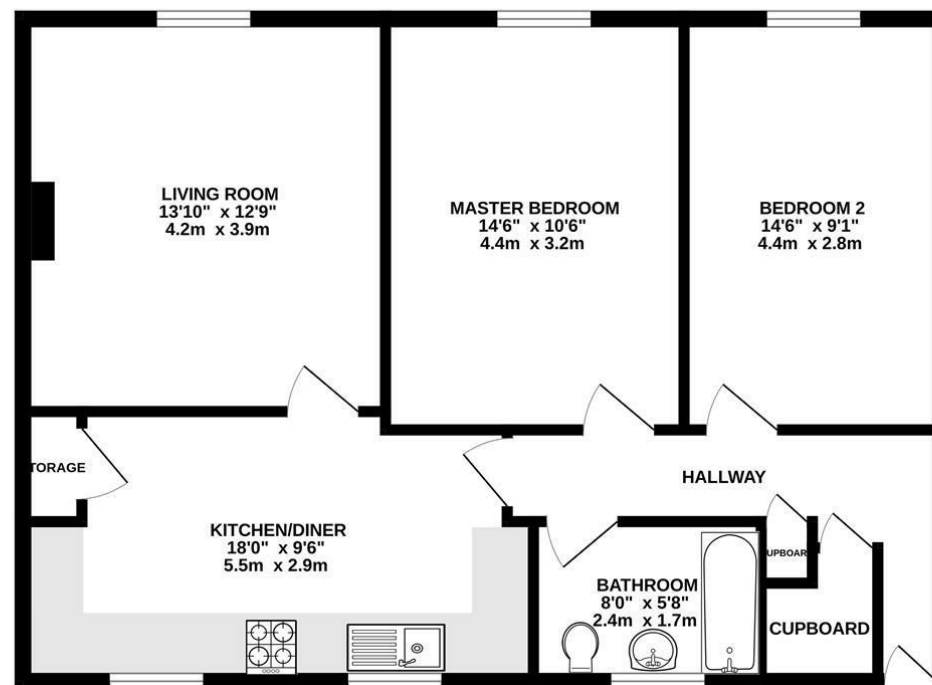
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 76                         | 76        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## FIRST FLOOR 753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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.  
Made with Metropix 62026

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*We value more than your property*