



Coppice Court | Broadway | Weymouth | DT3 5SA

Offers Over £150,000

BEAUMONT  JONES

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This well-presented two double bedroom first floor flat would make an excellent first time purchase with it's own garden area. Located within a quiet cul-de-sac in Broadway with great transport links and Upwey train station just moments away. The property boasts a generous sized hall, plenty of storage including loft access, generous sized living room with a Juliet balcony, modern style fitted kitchen with some integrated appliances, modern bathroom and communal off road parking. Viewing is highly recommended to fully appreciate.

- Perfect First Time Purchase
- Own Garden Area & Communal off Road Parking
- Modern Style Fitted Kitchen With Some Integrated Appliances
- Great Transport Links Including Upwey Train Station Just Moments Away
- Located Within A Quiet Cul-de-Sac In Broadway
- Two Double Bedroom First Floor Flat
- Well-Presented Throughout
- Generous Sized Living Room With Juliet Balcony
- Plenty of Storage Including Loft Access

Full Description

Entrance into the block is via a front aspect communal door leading into a communal hallway with stairs rising to the first floor (top floor) and a rear aspect communal door leads out onto the garden area. Entrance into the flat is via a composite door leading into a spacious and welcoming hallway offering a large built in storage cupboard, loft access via a hatch, wall mounted telephone entry system, wall mounted radiator and doors lead through to the accommodation. The



This immaculate two double bedroom first floor flat would make an excellent first time purchase.

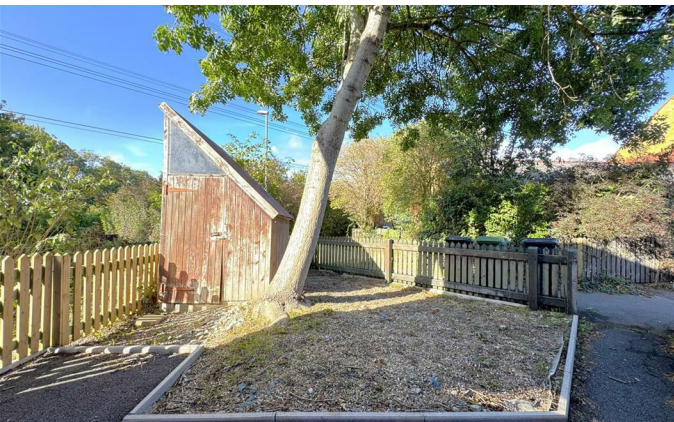


generous sized living room has a rear aspect double glazed window, rear aspect wooden glazed door opening out onto a Juliet balcony, wall mounted radiator and plenty of space for furniture. The modern style fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, integrated under counter fridge and freezer, space and plumbing for a washing machine, wall mounted radiator and a front aspect double glazed window.

The master bedroom is a generous sized double with a rear aspect double glazed window, wall mounted radiator and plenty of space for a large bed and furniture. Bedroom two is a double with a front aspect double glazed window, wall mounted radiator and plenty of space for a double bed and furniture. The modern style bathroom comprises a suite including a panel enclosed bath with shower attachment over and screen attached, low level WC, wash hand basin, wall mounted towel rail heater, partially tiled walls, tiled flooring front aspect double glazed window and a large built-in airing cupboard housing the gas boiler.

Outside offers a private garden area laid to shingle with a mature tree and a large storage shed. There is communal off road parking within the car park located at the front of the block.

The property sits within the popular location of



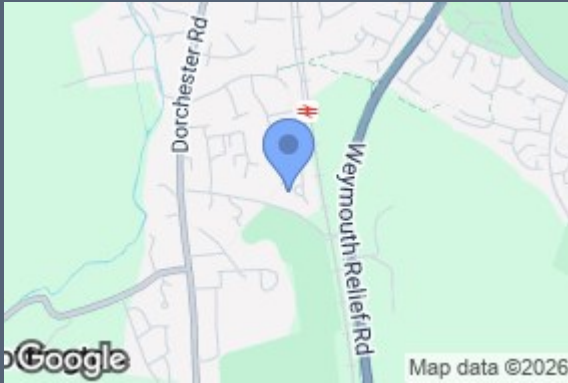
Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre close by offering a range of shops, takeaways, doctor's surgery and a pharmacy. Primary and secondary Schools are close by and the Upwey train station is just a short stroll away with a direct line to London Waterloo.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. Services Gas central heating. Mains 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.

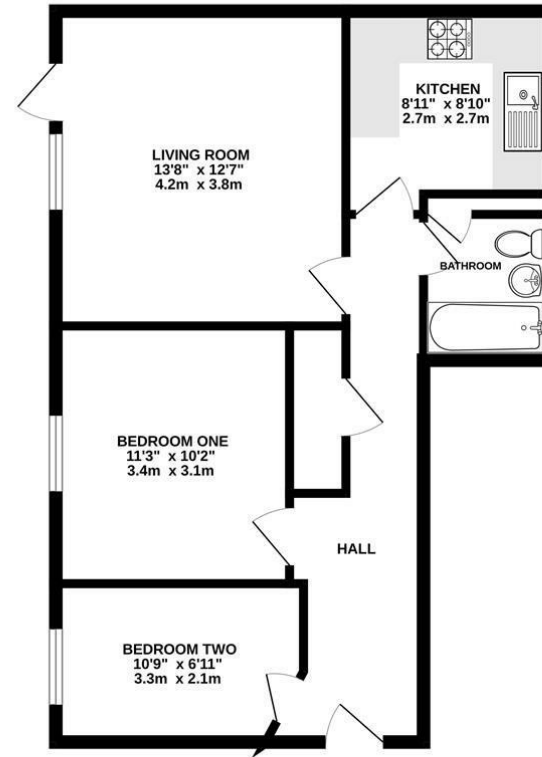
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Own garden area and plenty of communal off road parking, this flat must be viewed to be appreciated.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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.
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We value more than your property