



Holland Road | Weymouth | Dorset | DT4 0AH

Guide Price £325,000

BEAUMONT  JONES

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We are delighted to bring to the market this beautifully renovated four bedroom modern townhouse which is perfectly located close to Weymouth's Inner Marina and town centre. This immaculately presented property comprises a lovely kitchen/diner, spacious living room with a Juliette balcony over looking the rear garden, four generously sized bedrooms, master with En-Suite, family bathroom, two separate WC's, low maintenance rear garden, driveway providing parking for two vehicles and a garage. Viewing of this truly stunning property is a must to be appreciated.

- Beautifully Renovated Four Bedroom Modern Townhouse
- Pleasant Low Maintenance Private Garden
- Garage and Ample Off-Road Parking
- Four Generously Sized Bedrooms
- Quiet Cul-de-Sac Location
- Located Close to Weymouth's Inner Marina

Full Description

This renovated spacious townhouse sits within the old college site, accessed through the original large wrought iron gates at the end of Holland Road. All within close walking distance to the inner Marina and town centre, this would make an ideal permanent home. Access to the property is via the composite front door opening into a welcoming hallway with wooden effect flooring flowing through into the kitchen/diner as well as access to the following accommodation. Integral doorway to garage (mentioned in outside description). A downstairs cloakroom with low level WC and wash hand basin. The beautiful kitchen/diner offers



Perfect family home located within walking distance to Weymouth Town Centre and local amenities.



a range of eye and base level units with work surface over, integral appliances consist of a washing machine, dishwasher, oven with four ring induction hob and extractor fan over. There is also space for a fridge freezer. Rear aspect double glazed window, spotlights, splash back tiles around and double glazed patio doors open onto the rear garden.

Returning to the hallway, stairs rising to the first-floor landing with access to the following rooms. Double doors open into the first floor living room, this inviting room offers a pleasant look out over the rear garden from the Juliet balcony and ample space for furniture and a further inset into the room which could also house a dining table. Bedroom two is on this floor offering a generous sized bedroom with double built-in wardrobes providing excellent storage. In addition there is a very useful cloakroom offering a low level WC, wash hand basin, additional storage and a front aspect double glazed window. Stairs rise from the first-floor landing to the second floor and landing offering access to the remainder of the accommodation. The master bedroom is an excellent size with double built-in wardrobes and en-suite. The modern en-suite comprises a walk in shower with wall mounted mixer shower over, low level WC, wash hand basin, spotlights and a front aspect double glazed window. Bedroom three is a double room with elevated views over the garden. Bedroom four is a comfortable single room, currently used as an office. The family bathroom offers a bath with wall mounted mixer shower over, low level WC, wash hand basin, heated towel rail and spotlights.

The front of the property there is a driveway offering off-road parking comfortable for two vehicles. The integral garage has an electrically operated roller door (is also accessed via the hallway), the garage is a generous sized with power and light. The beautiful low maintenance rear garden is fence enclosed with rear access. There is a patio area abutting the



property with stone shingle bordering a path leading to a further patio area to the rear of the garden.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Marina and vibrant Town Centre offering a choice of bistros, restaurants and pubs. Also nearby is Weymouth Esplanade and beach with its award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D.

Services: - Gas central heating. Mains electric & drainage.

Agents Notes- EPC TO FOLLOW.

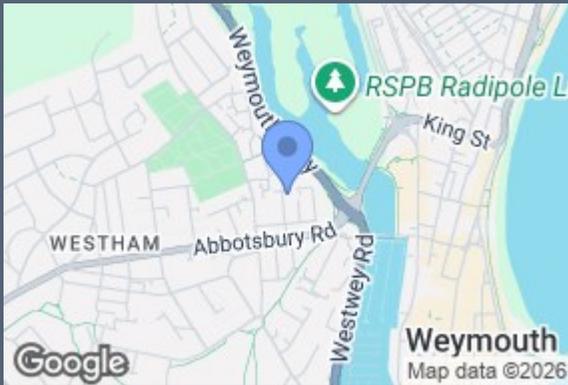
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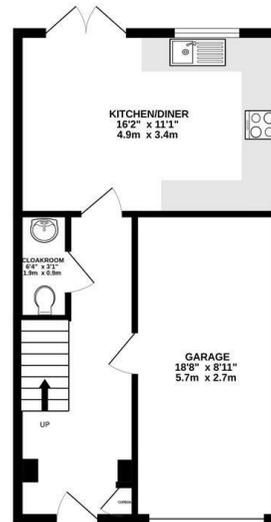
Accommodation spanning three floors with WC's on each floor.



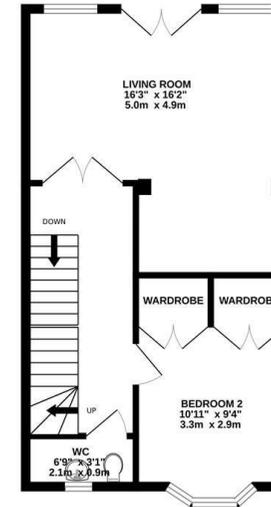


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

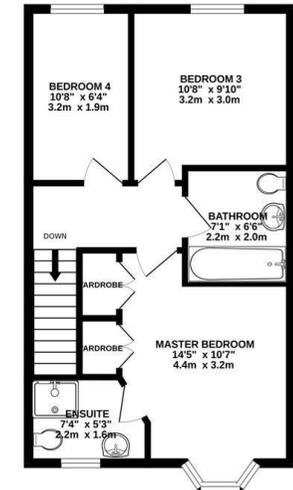
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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

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