



Doulton Close | Weymouth | Dorset | DT4 0GD

**Guide Price £325,000**

BEAUMONT  JONES

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This well-presented three storey end-or-terrace three bedroom townhouse is situated within the popular College Heights development boasting Nature Reserve & Lake views from the rear aspect. The ground floor level offers a generous sized kitchen/diner, integral garage and cloakroom. The lower ground floor boasts a spacious lounge/diner with direct access out onto the enclosed rear garden. The first floor accommodation includes the family bathroom, three bedrooms with master en-suite shower room and a walk-in wardrobe. There is a driveway providing off road parking for one car plus an additional allocated parking space.

- Three Storey End-of-Terrace Townhouse
- Integral Garage & Off Road Parking Plus Additional Allocated Off Road Parking Space
- Generous Sized Enclosed Rear Garden
- Spacious Kitchen/Diner With A Juliet Balcony
- Well-Presented Throughout
- Three Bedrooms
- Nature Reserve & Lake Views From The Rear Aspect
- En-Suite & Walk-in Wardrobe To The Master Bedroom
- Generous Sized Lounge/Diner To The Lower Ground Floor
- Popular College Heights Development

### Full Description

Entrance into this wonderful home is via a front aspect door leading into a warm and welcoming hall with stairs leading down to the lower ground floor and stairs rise to the first floor and door leads through to the ground floor accommodation. The generous sized kitchen/diner is the hub of the home offering great space for entertaining with plenty of space for a large table and chairs. The modern fitted kitchen comprises eye and base level units with work surfaces over, eye level double integral oven with inset four ring gas hob and extractor hood over, integrated appliances include a fridge/freezer, washing machine and dishwasher, kitchen



This well-presented three storey townhouse is located within a popular development boasting Nature Reserve & Lake views.



cupboard houses the gas boiler, rear aspect double glazed and a set of rear aspect double glazed French doors open out onto a Juliet balcony enjoying views over the Nature Reserve. Reverting back to the hall, there is a cloakroom with a front aspect double glazed window, low level WC and wash hand basin. The integral garage has power, lighting, side aspect double glazed window and an electric up and over door.

The lower ground floor offers a hall with built-in storage under the stairs and a door leads through to the spacious lounge/diner boasting a multi-fuel stove, rear aspect double glazed window and a set of rear aspect double glazed French doors lead out onto the enclosed garden.

The first floor has a landing with a built-in airing cupboard housing a pressurised tank system, loft access via a hatch and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double enjoying beautiful views over the Nature Reserve & lake from the rear aspect double glazed window, a door leads into a walk-in wardrobe and a further door leads into the en-suite. The en-suite has a double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a rear aspect double glazed window. Bedroom two is a double with a front aspect double glazed window and double built-in wardrobes. Bedroom three is a single with a front aspect double glazed window. The family bathroom has a suite comprising a panel enclosed bath with shower attachment, low level WC, wash hand basin and a side aspect double glazed window.

Outside offers a beautiful enclosed level rear garden laid out into different sections including artificial grass, slate, lawn and a large decking area perfect for seating. Planted borders and gated rear access. The front provides a driveway providing off road parking for one car. There is an allocated



parking space providing additional parking for a further vehicle.

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

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

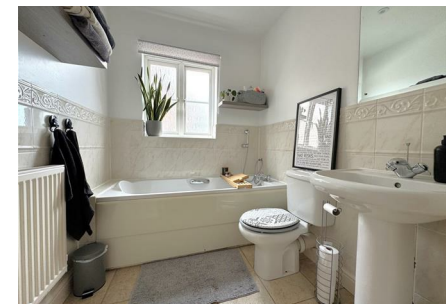
Services: - Gas central heating. Mains electric & drainage.

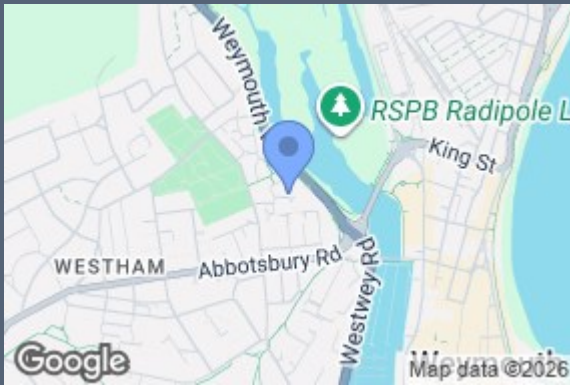
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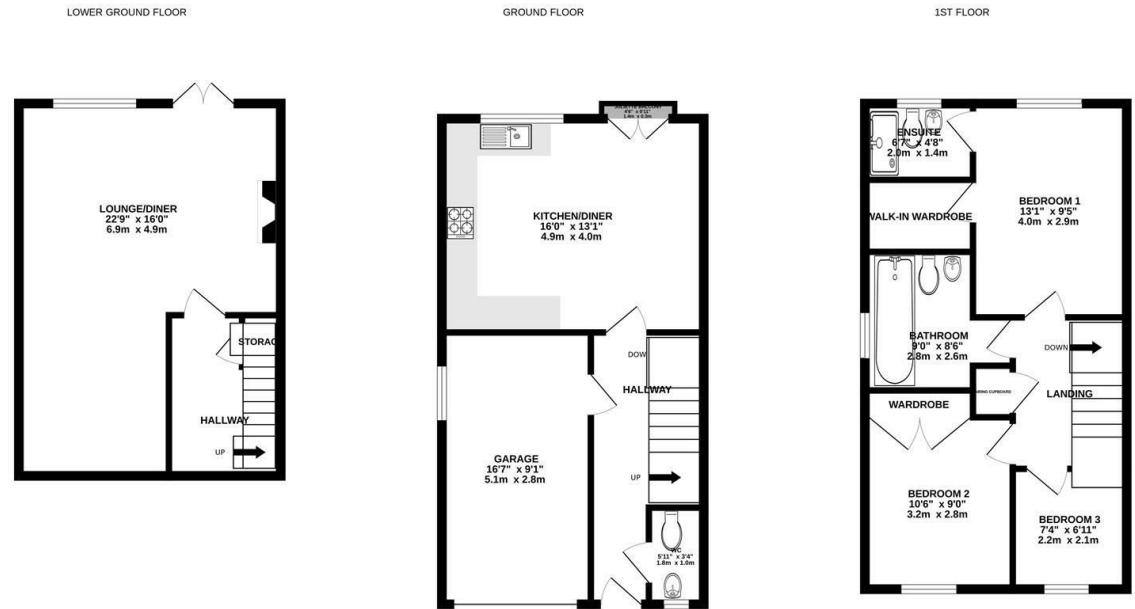
Accommodation spanning over three floors with the master bedroom boasting an en-suite and walk-in wardrobe.





### Energy Efficiency Rating

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



DOULTON CLOSE

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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