



Jestys Avenue | Upwey | Weymouth | DT3 5NN

Offers Over £290,000

BEAUMONT  JONES

Jestys Avenue | Upwey
Weymouth | DT3 5NN
Offers Over £290,000

We are delighted to offer a period bay-fronted three bedroom end-of-terrace house located within a popular residential road in Upwey. This beautifully presented home offers a generous sized rear garden with gated rear access, spacious lounge/diner with a wood burning stove, modern kitchen and shower room, external conservatory/garden room, far reaching views out to countryside and rolling hilltops. This would make an excellent first time purchase/family home located close to well-regarded schools and local amenities.

- Period Three Bedroom End-of-Terrace House
- Beautifully Presented Throughout
- Modern Kitchen & Shower Room
- Far Reaching Countryside Views
- Generous Sized Rear Garden With Gated Side Access
- Bay-Fronted
- Generous Sized Lounge/Diner
- Located Within The Popular Location of Upwey
- Excellent First Time Purchase/Family Home
- Close To Well-Regarded Schools & Amenities

Full Description

Entrance into this beautifully presented home is via a front aspect double glazed door leading into a small vestibule with an opening leading through to the hall with stairs rising to the first floor and a door leads through to the lounge/diner. This open and spacious reception offers an abundance of space boasting a front aspect double glazed bay window, wood burning stove and plenty of space for furniture. The dining area offers a feature fireplace, rear aspect double glazed window, large built-in under stairs storage cupboard and a wooden glazed door leads through to the modern and spacious kitchen. A range of eye and base level units with



This beautifully presented home is located within Upwey with good transport links, local amenities and well-regarded schools close by.



work surfaces over, space for an electric cooker, space and plumbing for a washing machine, dishwasher and an American style fridge/freezer, wall mounted gas combi boiler, dual aspect double glazed windows and a side aspect double glazed door leads out onto the rear garden.

The first floor has a generous sized landing with loft access via a hatch (pull down ladder, partially boarded and scope to convert into a further bedroom STPP), doors off the landing lead through to the three bedrooms and modern shower room. The master bedroom is a generous sized double boasting a front aspect double glazed bay window and a feature fireplace. Bedroom two is a double offering a rear aspect double glazed window enjoying far reaching countryside views. Bedroom three is a single with a side aspect double glazed window. The beautiful modern shower room comprises a suite including a double shower cubicle with a wall mounted mixer shower system, floating vanity wash basin with double drawers, WC with a concealed cistern, clad wall panels, wall mounted towel rail heater and dual aspect double glazed windows.

Outside enjoys a generous sized rear garden with gated side access. The garden is mainly laid to lawn with two generous sized patios to allow seating and to chase the sun throughout the day. Planted borders and shrubs, large shed/workshop with power and lighting. The external conservatory is accessed from the garden only creating the perfect garden room with dual aspect double glazed windows, power points and a set of patio doors. The front garden is laid to shingle with raised planted borders.

Located within Upwey, on the outskirts of Weymouth, this property is set in an Area of Outstanding Natural Beauty, and offers excellent links to both Weymouth and Dorchester. The River Wey meanders gently through this picturesque village,



passing a variety of footpaths and bridleways. The popular Upwey Wishing Well Tea Rooms, The Ship Inn and The Royal Standard public houses are both within walking distance. There is also a local shop, Tesco Express, vets, and regular bus service to Weymouth & Dorchester. Whilst enjoying village life, it is also within close proximity of the seaside resort of Weymouth and the county town of Dorchester (4 miles in either direction), offering a wide range of facilities. Weymouth, Dorchester and Upwey itself all have train stations on the main line to London Waterloo.

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

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.

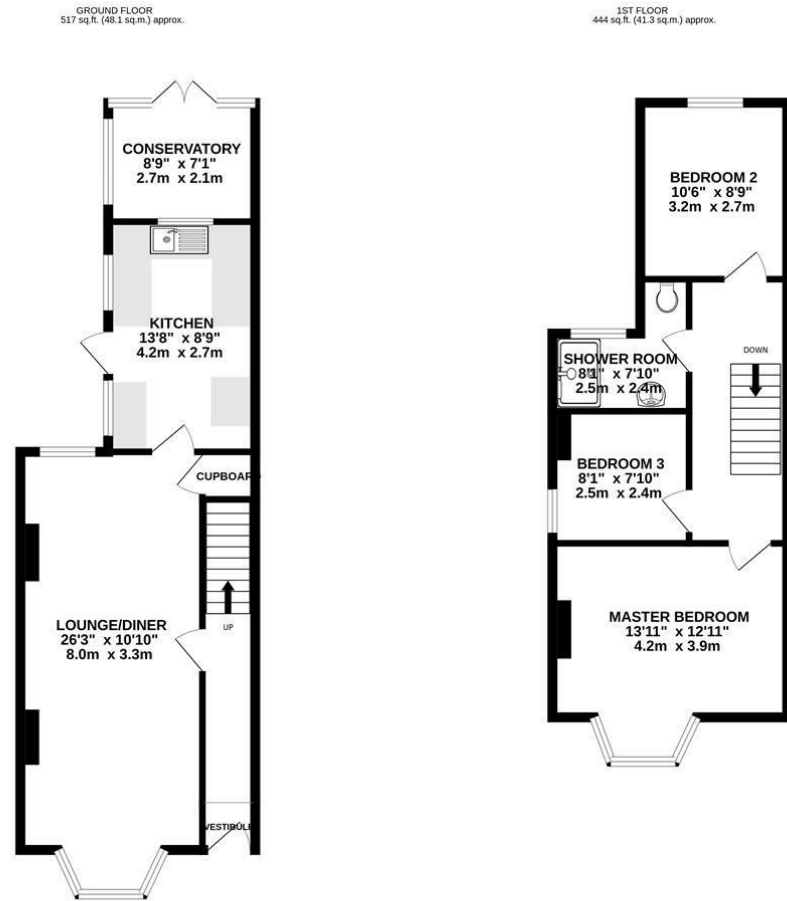


This would make an excellent first time purchase/family home. Viewing is highly recommended.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 962 sq.ft. (89.3 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 C2026

We value more than your property

33 St Thomas Street
 Weymouth
 Dorset
 DT4 8EJ
 01305 787434
 sales@beaumontjones.co.uk
 www.beaumontjones.co.uk