



Sanderling Close | Broadway | Weymouth | DT3 5QR

Offers Over £220,000

BEAUMONT  JONES

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We are delighted to offer a well-presented two double bedroom terraced house benefitting a garage within a block and allocated off road parking nestled within a quiet residential cul-de-sac in Broadway. This excellent first time purchase boasts a modern style kitchen/breakfast room, spacious living room, modern bathroom suite and a beautiful enclosed rear garden with gated rear access. Viewing is highly recommended to be appreciated.

- Two Double bedroom Terraced House
- Well-Presented throughout
- Garage Located Within A Block & Allocated off Road Rooding For One Car
- Beautiful Enclosed Rear Garden With Gated Rear Access
- Modern Style Kitchen/Breakfast Room
- Nestled Within A Quiet Cul-de-Sac In Broadway
- Modern Bathroom Suite
- Excellent First Time Purchase
- Close To Local Amenities & Well-Regarded Schools

Full Description

Entrance into this well-presented home is via a front aspect double glazed door leading into a hallway with doors leading through to the ground floor accommodation. The modern style kitchen/breakfast room is a generous size boasting a range of eye and base level units with work surfaces over, integral oven with inset five ring gas burning hob and extractor hood over, space and plumbing for a washing machine and dishwasher, integrated fridge/freezer, breakfast bar seating for



This well-presented home is nestled within a quiet residential cul-de-sac within the popular location of Broadway.



up to four, (this could be removed and replaced with a table and chairs), wall mounted gas boiler and a front aspect double glazed window. The spacious living room has stairs rising to the first floor, open under stairs storage and a set of rear aspect double glazed sliding patio doors lead out onto the beautiful garden.

The first floor has a landing area with loft access via a hatch and doors lead through to the two double bedrooms and modern bathroom. The master bedroom is a generous sized double boasting fitted sliding door wardrobes and a rear aspect double glazed window. Bedroom two is a double offering a front aspect double glazed window and a built-in airing cupboard. The modern bathroom suite includes a panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin and a front aspect double glazed window.



Outside benefits a beautiful landscaped enclosed rear garden laid to artificial grass and a raised decking area for seating. Beautifully designed raised planted borders and a path leads to the gated rear access. There is a garage located with a block to the side of the property offering an up and over door and perfect for storage. There is an allocated off road parking space for one car located within a car park to the side of the house where the garage is located. There is a front garden laid to lawn with a path leading to the front door.



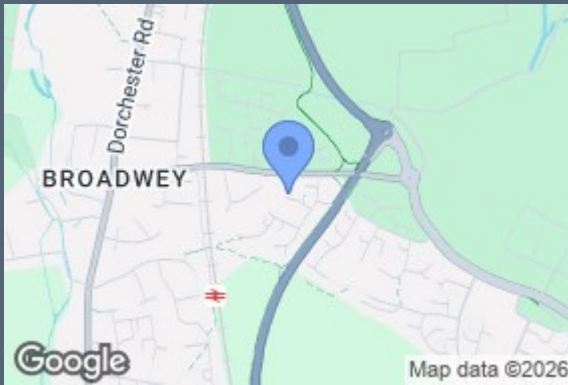
The property sits within a quiet cul-de-sac in Broadwey offering great transport links to Weymouth & Dorchester. There is a shopping centre close by offering a range of shops, takeaways, doctor's surgery and a pharmacy. Well-regarded schools are also close by.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. 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.

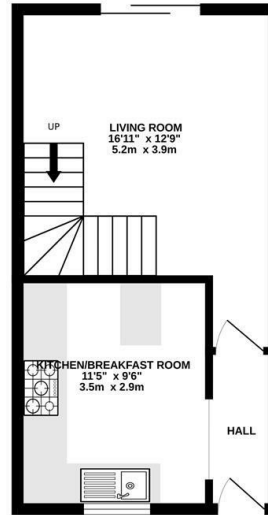
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

This would make an excellent first time purchase.

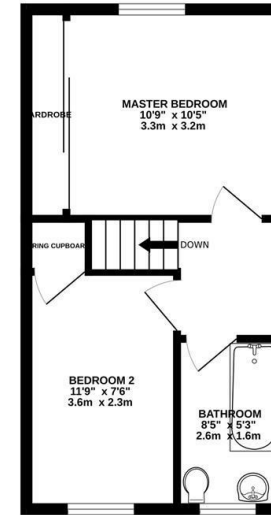


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

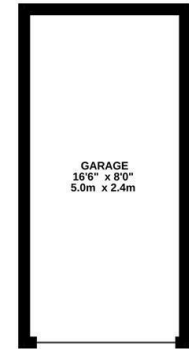
GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



GARAGE
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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