



Wellington Court | Barrack Road | Weymouth | DT4 8UA

£166,000

BEAUMONT  JONES

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We are delighted to bring to the market this one double bedroom first floor apartment set within the idyllic position of Wellington Court, moments away from Hope Square and Weymouth Harbour. This would make an excellent first time purchase offering a spacious lounge/diner, modern kitchen, modern bathroom with bath and shower, large storage cupboard and an allocated off road parking space.

- Well-Presented One Double Bedroom Apartment
- First Floor Apartment
- Character Conversion
- Newly Fitted Secondary Glazing
- Close to Hope Square, Weymouth Harbour and Town Centre
- Allocated Off-Road Parking
- Ideal First Time Buy/ Second Home

Full Description

Entrance to the building is via a well-kept communal hallway and phone entry system. Easy access up to the entrance to the first floor apartment. The welcoming hallway has spotlights, access to part boarded loft via hatch with pull down ladder, wall mounted cupboard housing the electric fuse box, electric heater and doors opening to the bedroom, bathroom, lounge/diner and door leading to the large storage cupboard housing the pressurised water tank system. The lounge/diner is a light and airy room with a front aspect single glazed sash window, wall mounted electric heater, hanging ceiling light and door into the kitchen. The modern kitchen has a range of eye and base level units with work surface over, splashback tiles, integrated appliances including a fridge freezer, oven and electric hob with extractor fan over. There are spotlights and space for a washing machine.



A one bedroom first floor apartment set in Wellington Court



Returning to the hallway doors lead to the remaining accommodation. The bedroom is a generous size with an abundance of space for bedroom furniture as well as including a front aspect single glazed sash style window, electric heater and a hanging ceiling light. The modern bathroom is mostly tiled around with tiled walls, bath, walk in shower with wall mounted power shower, low level WC with concealed cistern, hand wash basin with built in storage, spotlights and a heated towel rail.

Outside the main building the apartments are surrounded by pretty and well-kept communal gardens. There is also an allocated off-road parking space and communal outdoor taps for water supply.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building 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. The peace garden is also located nearby, perfect area for dog walks. 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: Weymouth & Portland Borough Council - Tax Band: A.

Agents Note:- Vendor informs us that there will be secondary glazing fitted.

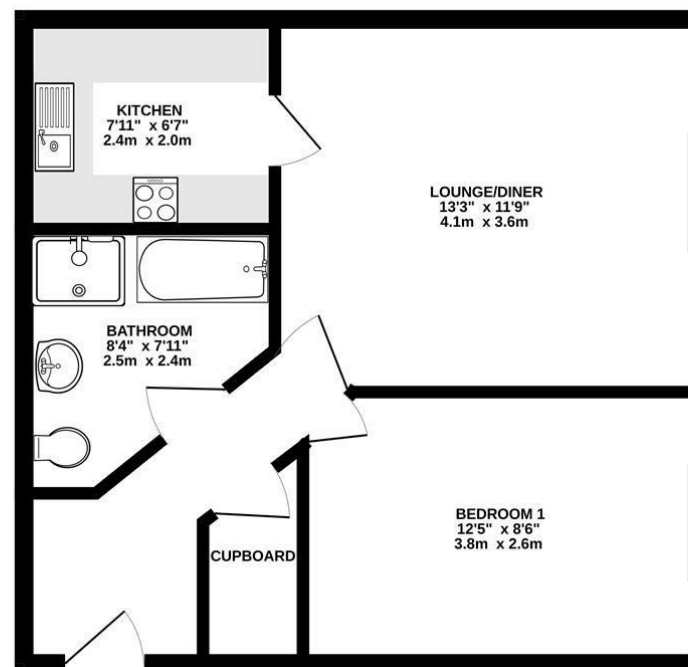
Services: Mains Electric, Economy Seven heating & Mains Drainage.

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.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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  |

FIRST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 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