



Highland Road | | Weymouth | DT4 0BG

**Offers Over £255,000**

BEAUMONT  JONES

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Offers Over £255,000**

Charming two double bedroom character terraced house, beautifully modernised throughout while retaining its original style. The property offers bright, stylish living spaces and a well presented contemporary finish. To the rear, a sunny private garden provides the perfect spot for relaxing or entertaining. Ideal for first time buyers, small families, or investors alike.

- Two Double Bedrooms
- Large Rear Garden
- Modern Interiors
- Perfect First Time Purchase
- Spacious Living Accomodation
- Walking Distance Of Town Center And Harbour
- Well-Regarded Schools Close By

### Full Description

Entrance into this beautiful home is via a front aspect double glazed UPVC door leading into a welcoming hallway with stairs rising to the first floor, door leading through to the living room area, an opening leads through to the dining area and a further opening into the kitchen. The generous sized open plan lounge/diner boasts a front aspect double glazed bay window, rear aspect double glazed window, wall mounted radiators, plenty of space for furniture and a large dining table and chairs. The kitchen comprises eye and base level units with wooden work surfaces over, integral dishwasher, eye level integral oven, inset four ring electric hob and



This well-presented home is the perfect first time purchase offering spacious living accommodation.



extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer, partially tiled splashback and door leading to the rear garden.

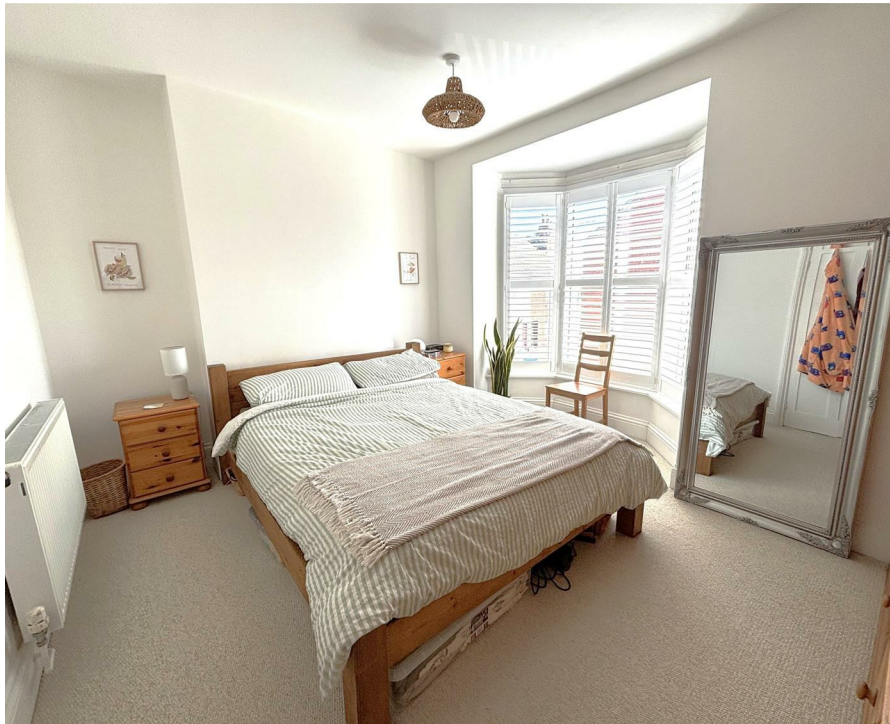
The first floor offers a split level landing area with access the loft. Doors from the landing lead through to the two bedrooms and family bathroom. Bedroom one is a generous sized double offering a front aspect double glazed bay window, wall mounted radiator and plenty of space for additional bedroom furniture. Bedroom two is also a double offering a rear aspect double glazed window, wall mounted radiator and also space for bedroom furniture. Heading back to the landing, a further door opens into the bathroom, with double glazed rear aspect window. The bathroom consists of a generous walk in shower, low level WC, free standing roll top bath, wash hand basin with storage and airing cupboard that houses the gas fired boiler.



Outside, the property boasts a generous, enclosed rear garden. A decked area directly abuts the house, leading onto a low-maintenance garden mainly laid with artificial grass, and a modern patio at the far end ideal for outdoor dining and entertaining. There is also an additional patio area to the side of the property, perfect for potted plants or extra storage. The garden further benefits from an external water supply.



The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy a little further down on Abbotsbury Road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach.



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



Services: - Mains gas, electric & drainage.

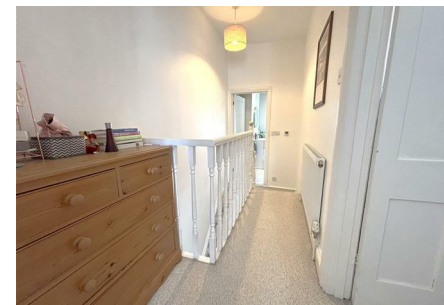
Agents Notes:- The loft room is an eaved room and measurements have been taken at it's maximum

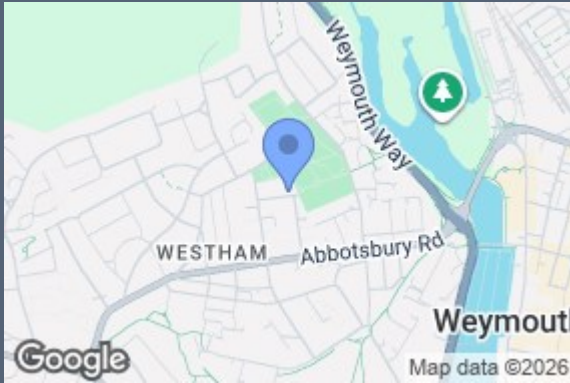
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Within walking distance of the town centre and Weymouth Marina.

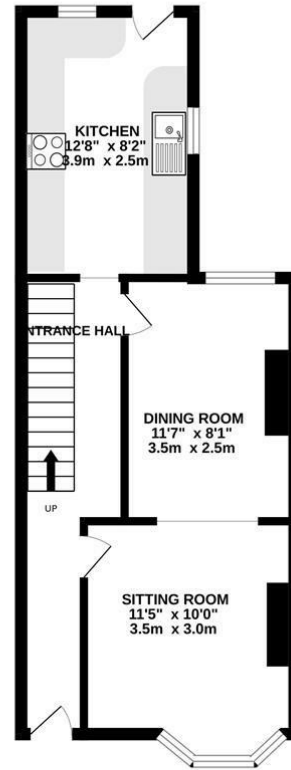




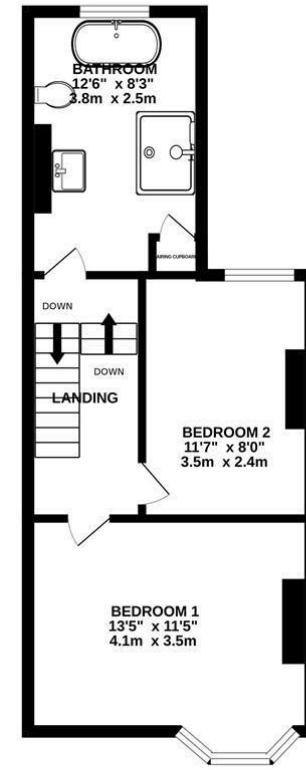
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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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