



Tollerdown Road | Lanehouse | Weymouth | DT4 0SQ

**Offers Over £170,000**

BEAUMONT  JONES

**Tollerdown Road | Lanehouse**  
**Weymouth | DT4 0SQ**  
**Offers Over £170,000**

We are delighted to offer an immaculate two double bedroom first floor flat with it's own large private rear garden within the popular location of Lanehouse. This property would make an excellent first time purchase offering a kitchen/diner, living room with a balcony overlooking greenery, two double bedrooms, modern bathroom, plenty of storage throughout including external stores and a large private rear garden. Viewing is a must to be appreciated.

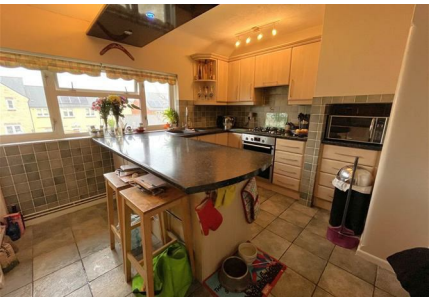
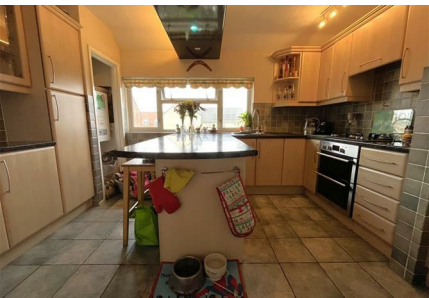
- Two Double Bedroom First Floor Flat
- Large Private Rear Garden
- Living Room with Balcony
- Immaculate Throughout
- Plenty of Storage Including External Stores
- Perfect First Time Purchase

### Full Description

Entrance into the main building is via a front aspect communal door leading into a communal hallway with a rear aspect door leading out onto the gardens and external stores. Stairs rise to all floor, 32A is located on the first floor with access leading into a generous sized hallway offering four built in storage cupboards and doors lead through to all rooms. The spacious living room offers two front aspect double glazed windows, front aspect double glazed French doors leading out onto a balcony



This perfect first time purchase offers great space and a large private rear garden.



enjoying views over greenery. The kitchen/diner offers great space with a eye and base level units with work surfaces over, centre island creating the perfect breakfast bar, rear aspect double glazed window, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and open built in storage housing combination boiler

The master bedroom is a generous sized double offering a rear aspect double glazed window and a built in wardrobe/cupboard. Bedroom two is a further double room offering a front aspect double glazed window and a built in wardrobe/cupboard. The modern bathroom consists of a shower cubicle with a wall mounted mixer shower system over, vanity wash hand basin, low level WC and a rear aspect double glazed window.

Outside offers a large private raised patio area to the rear of the building with side access leading to the front of the building. There is one external store outside along with two further stores in the communal hallway.

The property is situated in Lanehouse which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland)



Council. Council Tax Band A. Services: - Gas central heating. Mains electric & drainage.

Agents Notes- EPC TO FOLLOW.

Disclaimer: - 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.

Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



The property is well-presented throughout offering a kitchen/diner and a living room with a balcony with views over greenery.

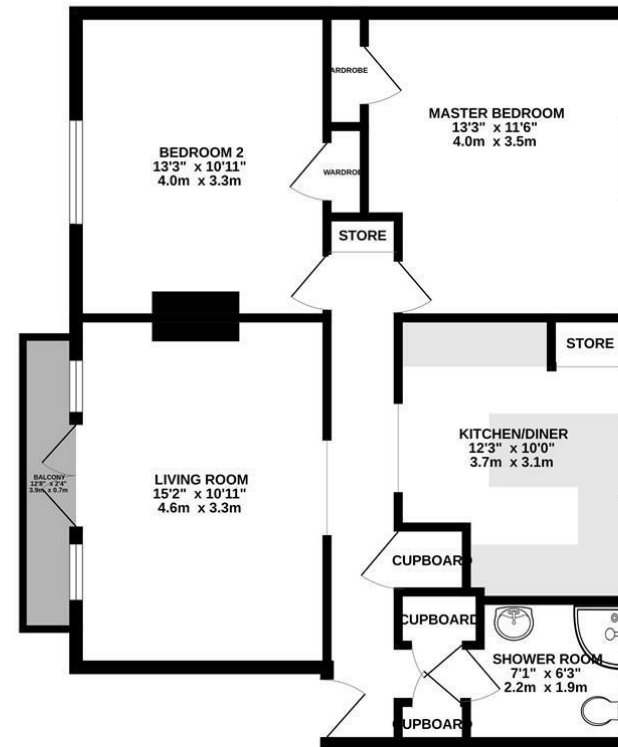




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</b>                  | <b>74</b> |
| (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<br>2002/91/EC |           |

*We value more than your property*

FIRST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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