



Franklin Road | Weymouth | Dorset | DT4 0JW

Offers Over £150,000

BEAUMONT  JONES

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Offers Over £150,000

We are pleased to offer a one double bedroom ground floor flat boasting a large private rear garden, garage and parking in front of the garage for a small vehicle. The property is located within walking distance of the town centre and local amenities. This would make an excellent first time purchase offering a share of the freehold, bay-fronted living room, modern style fitted kitchen and a modern shower room. Viewing is highly recommended to be appreciated.

- One Double Bedroom Ground Floor Flat
- Large Private Rear Garden
- Garage With Power & Lighting
- Parking In Front of The Garage
- Share of The Freehold
- Bay-Fronted Living Room
- Modern Style Fitted Kitchen
- Modern Shower Room
- Perfect First Time Purchase
- Walking Distance of The Town & Local Amenities

Full Description

Entrance into the building is via a front aspect double glazed composite door leading into an immaculate communal hall with a wooden door leading into Flat 1. The entrance door leads into a bay-fronted living room offering a cosy feel with exposed floorboards running through to the hall and bedroom. A door leads through to the hall with two built-in under stairs storage and doors lead through to the remaining accommodation. The double bedroom has a rear aspect double glazed window



This excellent first time purchase boasts a large private rear garden, garage and parking in front of the garage within walking distance of the town centre & local amenities.



overlooking the garden, plenty of space for a double bed and furniture. The modern style fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine and fridge/freezer, built-in cupboard housing the gas boiler (approx. 4 years old), side aspect double glazed window, side aspect wooden door leads out onto the garden and a door leads through to the modern shower room. The suite includes a double shower cubicle with a wall mounted shower system, wash hand basin, WC with a concealed cistern, wall mounted towel rail heater, dual aspect windows, tiled walls and flooring.

Outside boasts a large terraced private rear garden for sole use of this flat only. The garden is laid out in different sections including shingle, patio and lawn with planted shrubs. There is a side aspect double glazed door leading into the garage and gated rear access. The garage has an up and over door with power and lighting. There is space to park a vehicle in front of the garage. There is a vehicular access lane off Longcroft Road.

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 A.

Services: - Mains gas, electric & drainage.

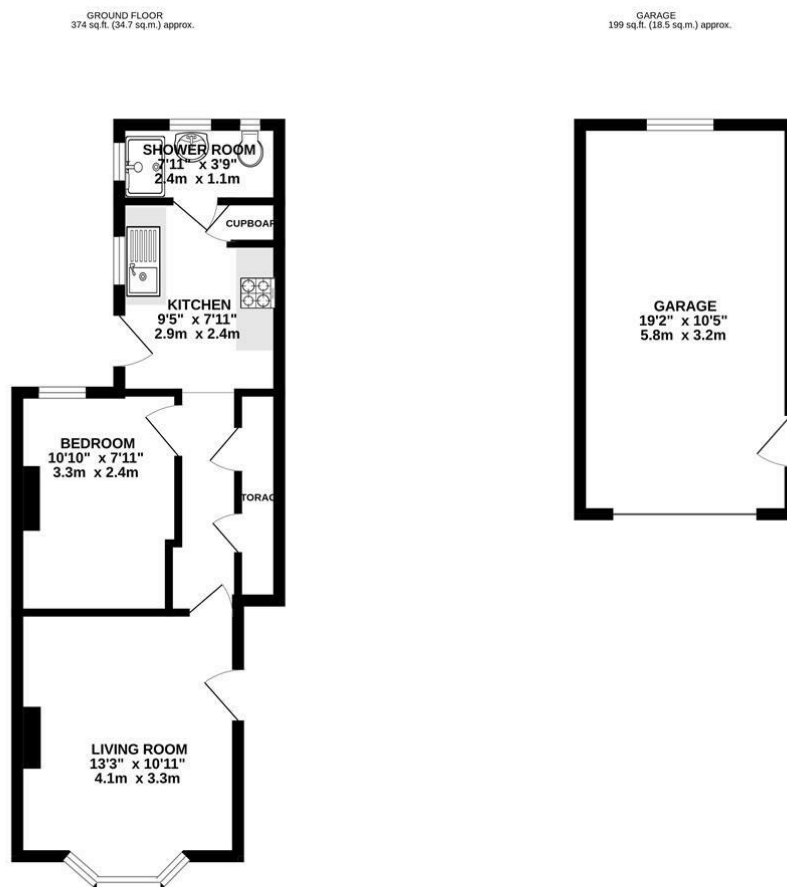
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Share of the
freehold.



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



TOTAL FLOOR AREA: 573 sq.ft. (53.3 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.

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We value more than your property

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