



Chickerell Road | Weymouth | Dorset | DT40BW

**£230,000**

BEAUMONT  JONES

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**Dorset | DT40BW**  
**£230,000**

We are delighted to offer a period bay fronted two double bedroom plus loft room terraced home within walking distance of Weymouth town centre. This perfect first time purchase offers a beautifully presented open plan lounge/diner, modern kitchen, utility room, large bathroom and a Southerly facing low maintenance rear garden with gated rear access. This property must be viewed to be appreciated.

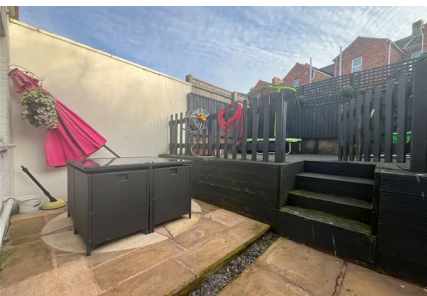
- Bay Fronted Two Double Bedroom Plus Loft Room Terraced House
- Great First Time Purchase
- Large Family Bathroom
- South Facing Rear Garden
- Modern Kitchen Opening into Utility Room
- Beautifully Presented Open Plan Lounge/Diner

### Full Description

This elevated property is accessed via steps leading up to the main front double glazed door leading into a porch with a wooden single glazed door leading into a hallway with stairs rising to the first floor, under stair storage with two built in storage cupboards, wall mounted radiator and doors lead through to the dining room and kitchen. The dining room has an internal rear aspect window, wall mounted radiator and opening leads through to the lounge offering a front aspect double glazed bay window, marble half and surround gas fire and a wall mounted radiator. The modern kitchen offers a range of eye and base level units with work surfaces over,



Two double bedroom plus loft room bay fronted period terraced home.

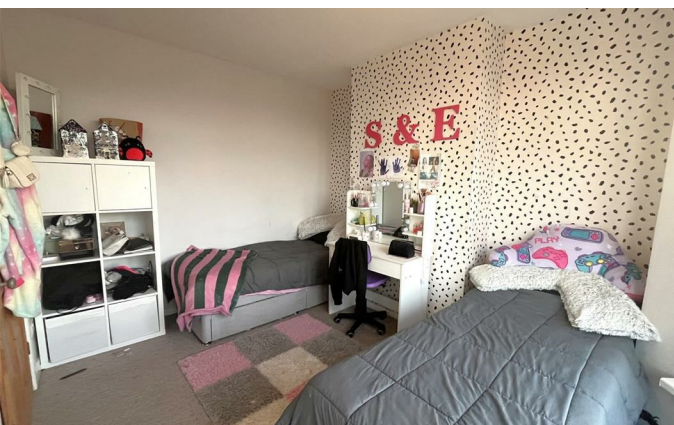


space and plumbing for fridge and dishwasher, integral oven with four ring gas hob and extractor fan over, wall mounted radiator, rear aspect double window, tiled splashback around, further door leads into the utility room. The utility room offers a range of eye and base level units, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted combination boiler, wall mounted radiator and a double glazed door opening out onto the rear garden.

The first floor offers a split level landing with loft access via a hatch, opening leading through to a further stair case which rises to the loft room and doors lead to two double bedrooms and the 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 furniture. Bedroom two is a double offering a rear aspect double glazed window and a wall mounted radiator. The bathroom is a generous size offering a panel enclosed bath with a wall mounted power shower system over, low level WC, wash hand basin, wall mounted heated towel radiator, built in airing cupboard and a side aspect double glazed window. Returning to the hallway the stairs rise to the loft room. The loft room is currently set up as a bedroom, offering ample space for bedroom furniture, spotlights, Velux window offering far reaching views over The Marsh and two eaves storage cupboards.

The rear garden is Southerly facing offering a laid to patio area perfect for table and chairs, steps rise up to a large decked area with gated rear access. The front garden is laid to hard standing with a gravelled area.

The property sits within a prominent position within walking distance of the town centre and harbour. Good local schools are close by including St. Augustine's Catholic Primary



School and Budmouth Academy. Asda supermarket is just a short stroll away.

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

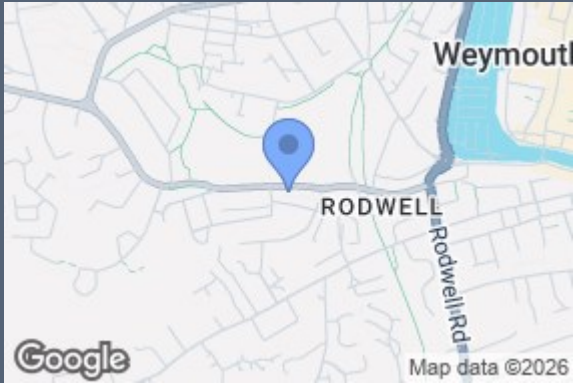
Services: - Mains gas, electric & drainage.

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.



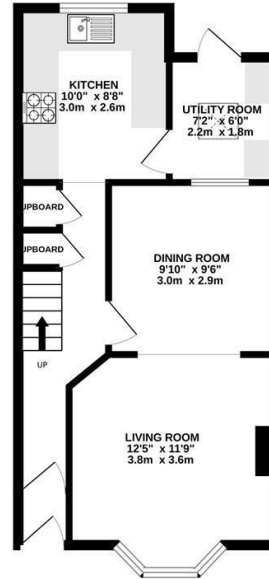
The property offers a low maintenance South facing rear garden and is within walking distance of the town centre & harbour.



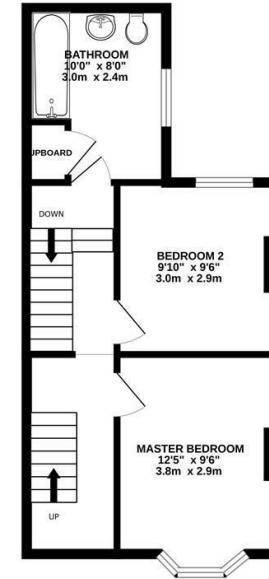


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

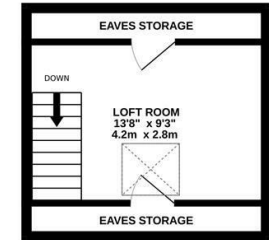
GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



LOFT ROOM  
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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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