



195 Abbotsbury Road | Weymouth | Dorset | DT4 0LY

**£160,000**

BEAUMONT  JONES

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**Dorset | DT4 0LY**  
**£160,000**

Offered with no onward chain is this two bedroom first floor flat within walking distance of the town centre and local amenities. The property offers it's own private entrance, generous sized lounge/diner, kitchen with pleasant views over the Marsh, bathroom, two bedrooms with boxed bay window in the master bedroom and off road parking for one vehicle. Viewing is highly recommended to appreciate the size of this great first time purchase.

- Own Private Entrance
- Off Road Parking for One Vehicle
- First Floor Apartment
- Offered with No Forward Chain
- Views Over the Marsh
- Perfect First Time Purchase

**Full Description**

The apartments private entrance leads into the welcoming hallway with stairs rising to the first floor landing area and a further door opening into the lounge/diner. The lounge/diner is a good size offering a rear aspect double glazed window overlooking the Marsh, an opening leads into the kitchen with a rear aspect double glazed window also over looking the Marsh. The kitchen comprises of eye and base level units with work surfaces over, wall mounted combination boiler within cupboard, inset two ring gas hob, space for a fridge freezer and oven, space and plumbing for a washing machine. From the lounge/diner a door leads into the inner hall providing access to the remaining accommodation, access to loft via hatch, side aspect double



Offered with no forward chain and boasting off road parking for one vehicle.



glazed window and a low level storage cupboard.

The bathroom has a panel enclosed bath with a wall mounted shower attachment and power shower over, low level WC, wash hand basin, wall mounted radiator and a side aspect double glazed window. The master bedroom is a good sized double comprising a large built in wardrobe with sliding doors, two storage cupboards, front aspect double glazed boxed bay window and a wall mounted radiator. Bedroom two is a single, currently set up as an office and offers a front aspect double glazed window and a wall mounted radiator.

To the rear of the property there is off road parking for one vehicle. A small raised planted border for pots and plants.

The property is located just moments away from a Londis convenience store and Pharmacy and the town centre is within walking distance. The Marsh and Weymouth swimming pool are also on the doorstep and good local primary and secondary schools are close by.

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



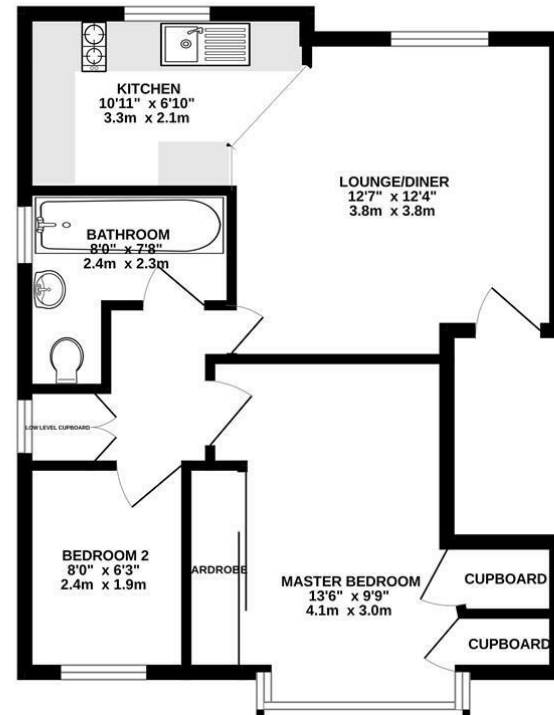


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
ENTRANCE HALL  
51 sq.ft. (4.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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