



Reedling Close | Broadway | Weymouth | DT3 5RU

**£210,000**

BEAUMONT  JONES

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Enjoying a secluded position, set back from the road and abutting fields is this two bedroom home with Parking and Southerly Garden. The property is well presented throughout with contemporary bathroom and modern fitted kitchen alongside a spacious lounge and two double bedrooms. Conveniently located between the hearts of both Weymouth and Dorchester, this home is an ideal first time buy, downsize or investment for those seeking a stylish and well positioned two bedroom property.

- Southerly Garden
- Equidistant to Weymouth and Dorchester
- Spacious Lounge
- Well Presented
- Well Presented Throughout
- Allocated Parking
- Contemporary Kitchen
- Modern Bathroom
- Countryside Views
- Two Double Bedrooms

### Full Description

Steps up from the parking area rise to the home's front door. Inside, an initial hallway separates the ground floor whilst offering a useful area for coats and shoes. The kitchen, to the left, features modern fitted units with sink by the window, recently fitted electric oven and space for a fridge freezer; Units at both base and eye level offer extensive storage. The remainder of the ground floor occupies the spacious living room. Ample floor space for sofa and further furnishings allows for an excellent living



An excellent first time buyer or turn-key investment opportunity. The home is set back from the road with a sense of tranquility and offers two double bedrooms, contemporary bathroom and modern fitted kitchen.



area with southerly patio doors blending the external spaces and encapsulating natural light.

Upstairs, you are greeted firstly by the stylish bathroom - fitted with contemporary white tiles and featuring bath with overhead shower, toilet and basin as well as a rear window. Adjacent is the second bedroom, a small single with large built in storage cupboard spanning the width of the room. The main bedroom fronts the home, completing the first floor with ample room for a double bed and an alcove which would be suitable for additional storage or desk space; Additionally, the room's elevated position allows for countryside views towards Bincombe.

The garden is extremely low maintenance with tiers to 3 areas and a newly installed fence. The southerly aspect allows for daytime sunshine and there is rear access with a service lane to the road.

Positioned on the edge of Broadwey, there are an abundance of nearby walks as well as a train station and bus routes a mere stroll away.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

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,



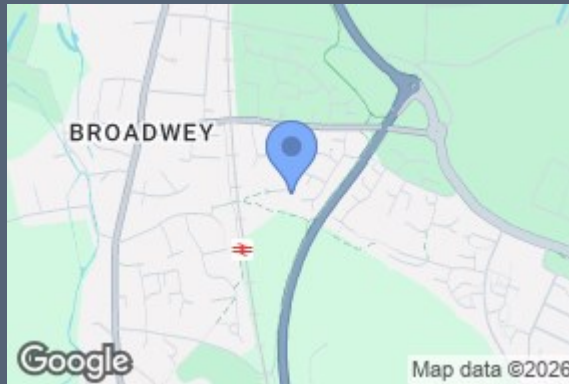
measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman.

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The southerly garden abuts fields with total seclusion, perfect for enjoying the sunshine. Allocated parking with rear access via a service lane, also. Elevated positioning allows for countryside views.





| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>89</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</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 |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |



Approx. Gross Internal Floor Area 588 sq. ft / 54.80 sq. m  
Whilst every attempt has been made to ensure the accuracy of this floor plan  
All measurements are approximate and for display purposes only.

*We value more than your property*

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