



The Doves | Broadway | Weymouth | DT3 5SQ

**Offers Over £210,000**

BEAUMONT  JONES

## The Doves | Broadway Weymouth | DT3 5SQ Offers Over £210,000

We are pleased to offer a two bedroom terraced home within a popular residential cul-de-sac in Broadway. Close to local amenities and good transport links, this perfect first time purchase offers a generous sized living room, kitchen/breakfast room, modern bathroom suite, two bedrooms with the master benefitting fitted wardrobes, Southerly facing enclosed rear garden with gated rear access and allocated off road parking for one car.

- Two Bedroom Terraced House
- Allocated off Road Parking For One Car
- Close To Local Amenities & Good Transport Links To Weymouth & Dorchester
- Generous Sized Living
- Southerly Facing Rear Garden With Gated Rear Access
- Perfect First Time Purchase
- Kitchen/Breakfast Room
- Popular Residential Cul-de-Sac Within Broadway

### Full Description

Entrance into the property is via a front aspect double glazed door leading into a hall with stairs rising to the first floor and an opening leads through to a generous sized living room with a front aspect double glazed window and a further opening leads through to the kitchen/breakfast room. The fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine and fridge/freezer, open under stairs storage, rear aspect double glazed window, rear aspect double glazed patio doors leading out onto the Southerly facing rear garden and plenty of space for a small breakfast table and chairs.

The first floor offers a landing area with a built-in airing cupboard



This perfect first time purchase is located within a popular residential cul-de-sac in Broadway, just moment away from local amenities & good transport links.



housing the gas boiler (approx. 1 year old), loft access via a hatch with a pull down ladder and boarding, doors lead through to the two bedrooms and bathroom. The master bedroom is a generous sized double boasting fitted sliding door wardrobes and two front aspect double glazed windows. Bedroom two is well-proportioned single boasting a rear aspect double glazed window enjoying far reaching views over rolling hilltops. The bathroom has a modern suite comprising a panel enclosed bath with a wall mounted shower system over, wash hand basin, low level WC, tiled walls and flooring and a rear aspect double glazed window.

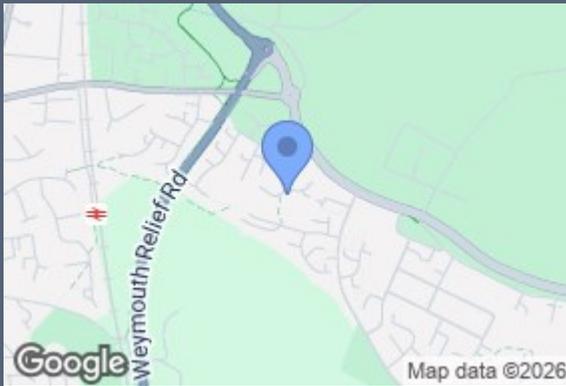
Outside boasts a Southerly facing enclosed rear garden with gated rear access. There's a patio area abutting the property and the remainder of the garden is laid to artificial grass with a hard standing area for a shed. The front garden is enclosed and laid to patio with various planted shrubs. There is allocated off road parking for one located within a car park to the side of the property.

The property sits within a quiet cul-de-sac in Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre just moments away offering a range of shops, takeaways, doctor's surgery and a pharmacy. Upwey train station is close by with a direct line to London Waterloo.

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

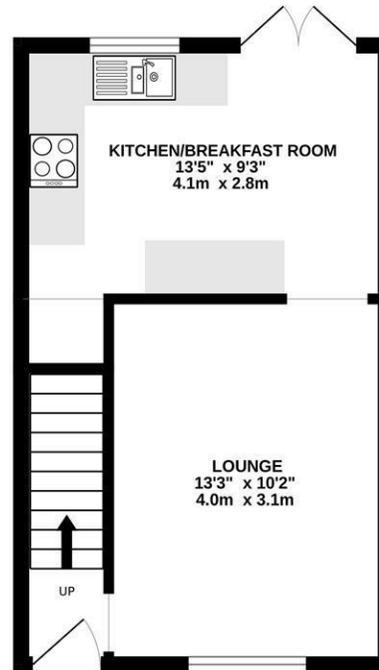
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

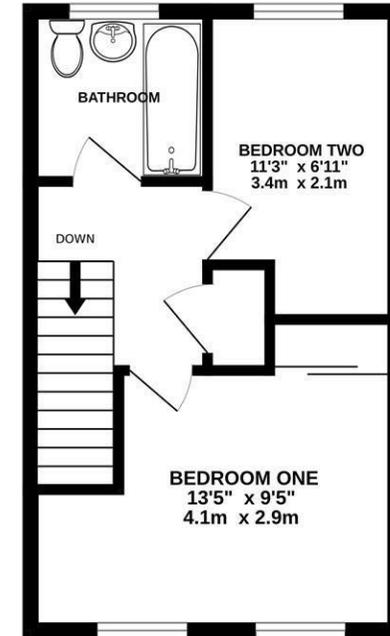


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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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