



Corscombe Close | Weymouth | Dorset | DT4 0UG

Offers Over £195,000

BEAUMONT  JONES

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This two-bedroom second floor apartment with GARAGE overlooks Weymouth Marina and offers spectacular views from the principal rooms and the balcony. Located within walking distance to Weymouth town centre, Weymouth Harbour and local amenities - this would make an downsize or additional home.

- Views over Weymouth Marina from Principal Rooms
- Two Double Bedrooms (Master En-suite)
- Second Floor with Lift Access
- Generous Sized Garage, loft space and lockable storage cupboard
- Immaculate Condition Throughout
- South Facing Balcony with Views

Full Description

Accommodation

Entrance to the apartment is via the well-kept communal hallway with either lift or stairs to the apartment, in the communal hallway there is a locked storage cupboard for the apartment offering additional storage space.

The spacious entrance hallway offers two storage cupboards, loft hatch to the useful loft storage and access from the hallway to all rooms. The living/dining room is light and airy due to the double aspect, the views from here are fantastic and there are sliding patio doors which lead out to a generous sized balcony with ample room for a table and chairs. The kitchen comprises of a range of eye and base level units, integral fridge/freezer, washing machine, electric oven with electric hob over and an extractor fan above.

Both bedrooms are generous double rooms and the master benefits from





views towards the marina, built-in double wardrobes and an en-suite shower room. The main bathroom offers a white suite including panelled bath with hand-held shower attachment, low level WC and pedestal wash hand basin.

Outside

The south facing balcony offers ample space for sitting and enjoying the views towards Weymouth Marina. There is a generous size garage for parking and additional storage. It is located under the block with an up and over door. The lockable storage is in the communal hallway on the ground floor and offers excellent additional storage out of the apartment. Communal gardens surround the complex which give it an attractive approach and are very well-kept.

Location

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Town Centre offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D.

Services: - Gas central heating, mains 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.

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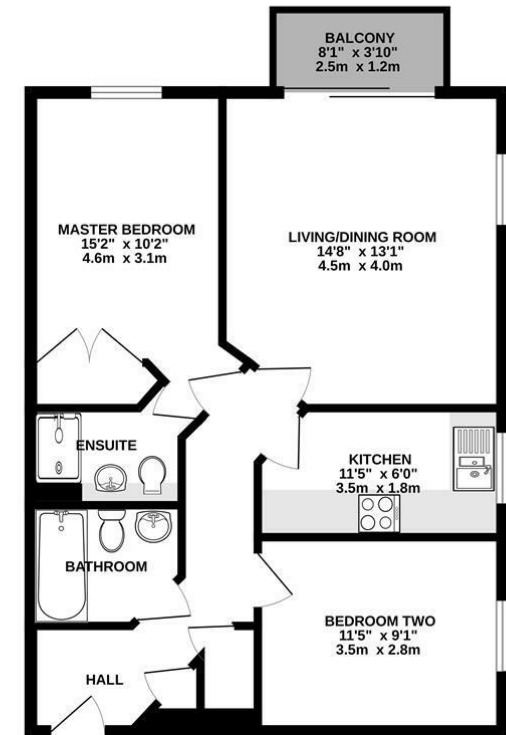


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



SECOND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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