



Abbotsbury Road | Weymouth | Dorset | DT4 0AD

£850 Per Month

BEAUMONT  JONES
RESIDENTIAL LETTINGS

Abbotsbury Road | Weymouth
Dorset | DT4 0AD
£850 Per Month

This spacious two bedroom first floor flat is within walking distance of the town centre.

- Available Immediately
- Two Bedroom First Floor Flat
- Unfurnished
- Walking Distance of The Town Centre & Beach
- Modern Style Kitchen & Shower Room
- Newly Decorated & Carpeted

Full Description

Entrance into the main building is via a side aspect communal door leading into a communal hall with stairs rising to all floors. The flat is located on the first floor, upon entering the flat you are welcomed by a spacious hall with an area for a washing machine and doors lead through to the accommodation. The spacious living room has large dual aspect windows one of which is an attractive sash bay window allowing lots of natural light flood the room. The modern style fitted kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring electric hob and an integrated fridge with a freezer compartment.

Bedroom one is a double offering a front aspect double glazed box bay window. Bedroom two is a single offering a rear aspect double glazed lead window, meter cupboard and a built-in cupboard housing the emersion heater. The shower room has a shower cubicle with a wall mounted shower system, low level WC and a wash hand basin.

Parking can be found on road within residential roads around the area.



This spacious two bedroom flat would make an excellent first time purchase within walking distance of the town centre & beach.



The property sits within walking distance of the town, harbour and local amenities including a supermarket.

Rent: - £850 per calendar month / £196 per week

Holding Deposit - £196

Security Deposit - £980

*No deposit option available via Reposit.

Council Tax Band - A

EPC- E

Situation - Weymouth is a vibrant town which has a high rental demand, due to a beautiful coastline, attractive beach and harbour, all within walking distance. Weymouth train station is within walking distance, providing access to Dorchester, Poole, Bournemouth, Bristol and London. There is also a regular bus service, nearby Weymouth College and lovely countryside surrounding the town.

Rating Authority: - Dorset Council. Council Tax Band A.

Services - The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage and mains Electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

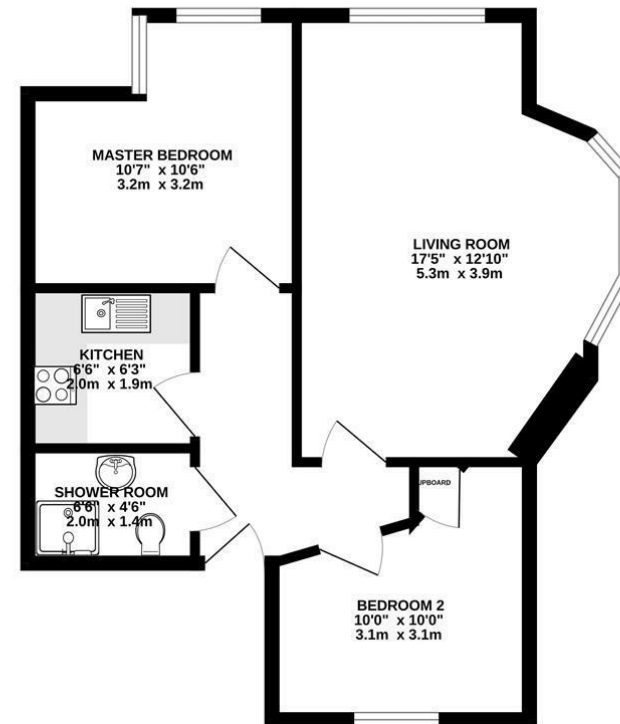
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 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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We value more than your property