



Fleet Court | Charlestown | Weymouth | DT3 4DB

Offers Over £290,000

BEAUMONT  JONES

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We are delighted to bring to the market this lovely three bedroom end of terraced home located within a quiet residential cul-de-sac in Charlestown. The property is within Budmouth Academy catchment and offers a driveway for two vehicles, additional parking space to the rear of the property for one car, Westerly facing rear garden, stunning kitchen, open plan lounge/diner, downstairs cloakroom and bathroom. This property must be viewed to be appreciated.

- Three Bedroom End of Terraced Home
- Modern Kitchen
- Low Maintenance Westerly Facing Rear Garden
- Spacious Open Plan Living Accommodation
- Driveway Providing Parking for Two Vehicles and Additional Parking Space
- Versatile Outbuildings Currently offering a Play Room and Workshop

Full Description

Entrance into the property opens into an inner hall with further doors opening into the main hallway and the downstairs cloakroom. The downstairs cloakroom offers a side aspect double glazed window, low level WC and a wash hand basin. Returning to the main hallway stairs rise to the first floor and a door opens into the living room. The generously sized living room flows into the dining area with double glazed patio doors opening onto the rear garden allowing an abundance of light into this room. The living room area offers a front aspect double glazed window and an under stair storage cupboard. From the dining area a door



This immaculate home is located within a residential quiet cul-de-sac in Charlestown, within walking distance of local amenities and well regarded schools.

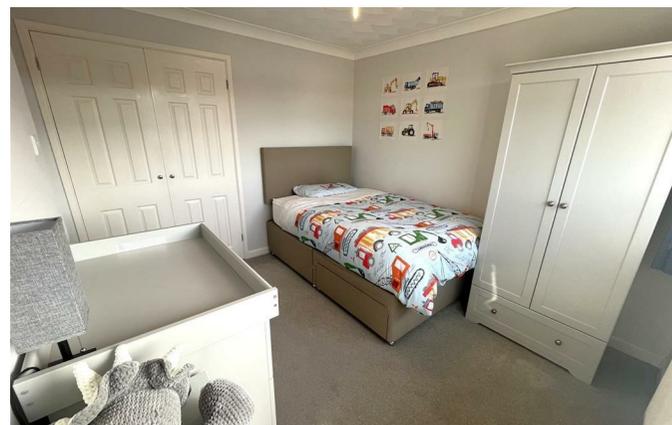


opens into the kitchen. The modern kitchen is a beautiful room with a range of eye and base level units and work surfaces over. Integral eye level double oven, large freezer, inset gas hob with extractor fan over, splashback boarding around, spotlights and space and plumbing for a washing machine.

The first floor includes a landing area with a side aspect double glazed window, loft access via a hatch and doors off the landing lead through to three bedrooms and bathroom. Bedroom one is a generous sized double with built in wardrobes, front aspect double glazed window and a wall mounted radiator. Bedroom two is a further double with a built in wardrobe, rear aspect double glazed window and a wall mounted radiator. Bedroom three is a good sized single with a rear aspect double glazed window and a wall mounted radiator. The bathroom is mostly tiled around and comprises a suite including a panel enclosed bath with a wall mounted shower attachment, fixed shower screen, wash hand basin, low level WC, rear aspect double glazed window and a wall mounted towel rail heater.

Outside offers a low maintenance Westerly facing rear garden with composite decking area abutting the property providing the perfect space for a table and chairs and an external water supply. The remainder of the rear garden is laid to patio and Astro Turf. There is an outbuilding which has been split into a workshop and play room. There is side access leading around to the rear where the additional allocated parking space can be found. To the front of the property the driveway offers ample parking for two vehicles, small laid to Astro Turf area and an external water supply.

The property sits within a quiet cul-de-sac within the popular residential area of Charlestown. Good local schools including Budmouth Academy, amenities and a regular bus service are



all close by making this the ideal family home/first time purchase.

Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: Mains electric & drainage.

Agents Notes- EPC TO FOLLOW.

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



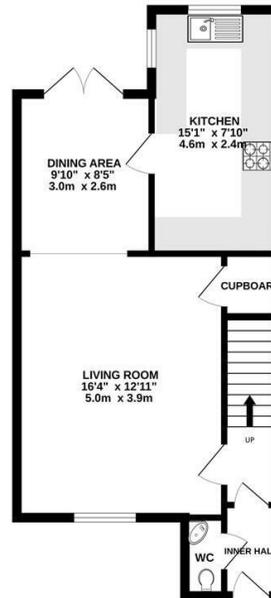
Driveway parking for two vehicles and additional allocated parking space to the rear of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

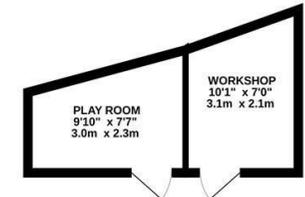
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



OUTBUILDING
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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