



East Wyld Road | Weymouth | Dorset | DT4 0RP

Offers Over £342,500

BEAUMONT  JONES

**East Wyld Road | Weymouth
Dorset | DT4 0RP
Offers Over £342,500**

This well-presented three bedroom semi-detached character home is located in a popular residential area. Close to local amenities as well as excellent transport links into Weymouth. Spacious accommodation includes porch, welcoming hallway, generous living/dining room, kitchen with utility area to the rear, conservatory, three bedrooms and bathroom. There is a impressive south facing rear garden, garage and block paved driveway.

- Character Three Bedroom Semi-Detached House
- Large Living/Dining Room
- Garage & Block Paved Driveway
- Impressive South Facing Rear Garden
- Three Generous Sized Bedrooms
- Open Views from the First Floor

Full Description

Accommodation

Entrance to this lovely home is via the front door opening into a porch with further door leading into the welcoming hallway. This spacious hallway offers a built-in storage cupboard for coats and shoes, under stairs storage, stairs rising to the first floor and access to the downstairs accommodation. There is a downstairs cloakroom with side aspect window, low level WC and corner wash hand basin. The spacious living/dining room runs the depth of the house and offers plenty of space for family living. The living room area has an attractive box



Well Presented
Spacious Three
Bedroom Family
Home

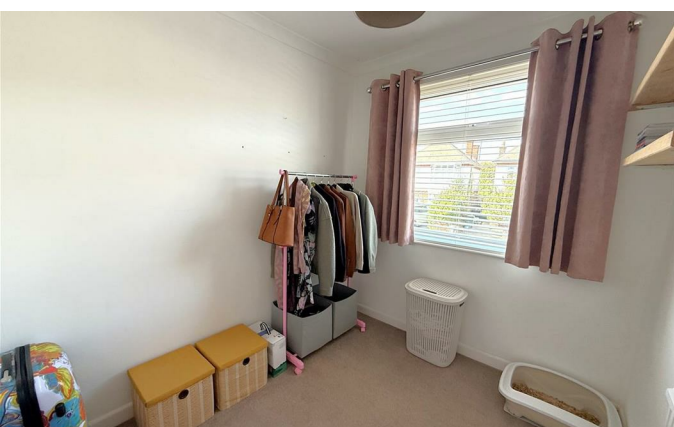


bay window and focal fireplace. There is plenty of space for a dining table in the dining area with sliding doors opening into a modern conservatory. The conservatory can be used all year round as it is equip with a reflecting glass roof and radiator, the perfect spot to sit and enjoy the views over the garden. There are patio doors also opening out onto the garden. The kitchen offers a range of modern shaker style units with wooden worktops, there is plenty of storage and a built-in five ring gas hob, oven and grill. An archway leads into the utility area with further units, one and half stainless steel sink, space for a tall fridge/freezer, washing machine and tumble dryer. There is also a further door opening into the garden.

Returning to the hallway, stairs rise to the light first floor landing with access to the remaining rooms. The master bedroom is a generous size double bedroom with attractive box bay window and built-in wardrobes to one side of the room. Bedroom two is another lovely sized double bedroom with rear aspect window offering views over the garden and open far reaching views beyond. Bedroom three is a good sized single bedroom with front aspect window. The bathroom offer a modern white suite with bath and shower with glass screen, low level WC and pedestal wash hand basin.

Outside

To the front of the house is a block paved driveway offering off-road parking for one car. There is a shared driveway with next door to the side of the house offering side access into the garden and leading you the garage. The single garage is a good size with up and over door, power and light. There is a store to the rear of the garage with rear aspect window and door opening into the garden. The expansive rear garden is south facing in direction and offers a patio area abutting the



house. The remainder of the garden is mainly laid to lawn with recently replaced fencing to one side and bottom of the garden. There are some pretty borders and trees offering some shade.

Location

The property is well positioned, Lanehouse & the Granby industrial estate are all nearby. Ideally situated close to local amenities including a Co-op, Tesco Express Garage, doctor's surgery and pharmacy. There is a regular bus service to Weymouth and excellent schools nearby. A little further down the road is a nearby supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary making this a perfect family home with great living space.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band C. 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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Expansive South Facing Garden with Open Views





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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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