



Chelmsford Street | Weymouth | Dorset | DT4 7HR

£279,950

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer an immaculate extended three/four double bedroom period terraced house within walking distance of the town centre and Weymouth's award winning beach. The property has an abundance of space boasting a bay fronted living room, dining room/bedroom four, generous sized modern style fitted kitchen/diner, downstairs cloakroom, large bathroom and an enclosed courtyard with rear access. A viewing is a must to be appreciated.

- Modern and Extended Period Home
- Three/Four Double Bedrooms
- Walking Distance To The Town Centre & Beach
- Spacious Kitchen/Diner and Two Reception Rooms
- Generous Sized Rear Garden with Rear Access
- Offered With No Forward Chain

Full Description

Entrance into this beautiful home is via a front aspect double glazed composite door leading into the welcoming hallway with stairs rising to the first floor, access to the under stairs cloakroom and doors lead through to the main principle rooms. The cloakroom offers a low level WC and a wash hand basin. The generous sized living room boasts a front aspect double glazed bay window, window seat, beautiful fireplace with marble wreath around and plenty of space for furniture. The dining room is currently set up as an additional bedroom, this versatile room offers a rear aspect double glazed window and ample space for furniture. The high gloss



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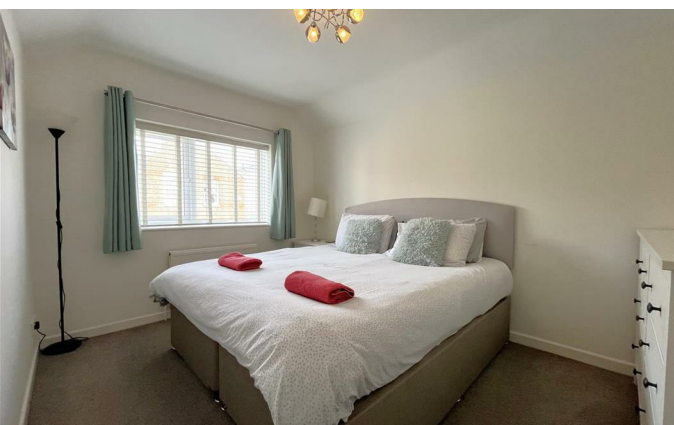
modern fitted kitchen/diner is the main hub of the home comprising eye and base level units with work surfaces over, double integral oven, inset four ring electric hob and extractor fan over, integral appliances include a washing machine, dishwasher, fridge and freezer, kitchen cupboard houses the gas combination boiler, spotlights, two side aspect double glazed windows and a rear aspect double glazed door leading out onto the level rear garden.

The first floor offers a split landing area with loft access via a hatch, side aspect double glazed window and doors open to the remaining accommodation. The master bedroom is a generous sized double offering a front aspect double glazed bay window, built in wardrobes, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a double offering a rear aspect double glazed window, wall mounted radiator and plenty of space for bedroom furniture. Bedroom three is a further double with a rear aspect double glazed window, access to loft via hatch, wall mounted radiator and ample space for bedroom furniture. The generous sized bathroom comprises a four piece suite including a shower cubicle with a wall mounted shower system, bath with wall mounted shower over, vanity wash hand basin, low level WC, side aspect double glazed window, tiled flooring and walls.

Outside offers a generous sized level garden mostly laid to patio with hard standing area, raised planter with trees and gated rear access. The front garden is laid to hard standing providing the perfect space to store bins.

This property is perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre which has a good range of high street names and quirky boutiques, as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take





you to Bowleaze Cove way with access to a shingle beach, beach café and water sport activities.

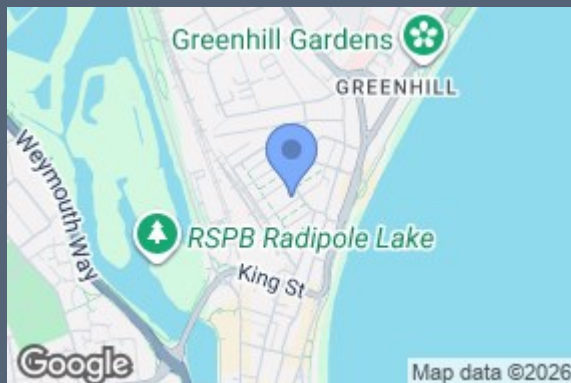
Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: Gas central heating. Mains electric & drainage.

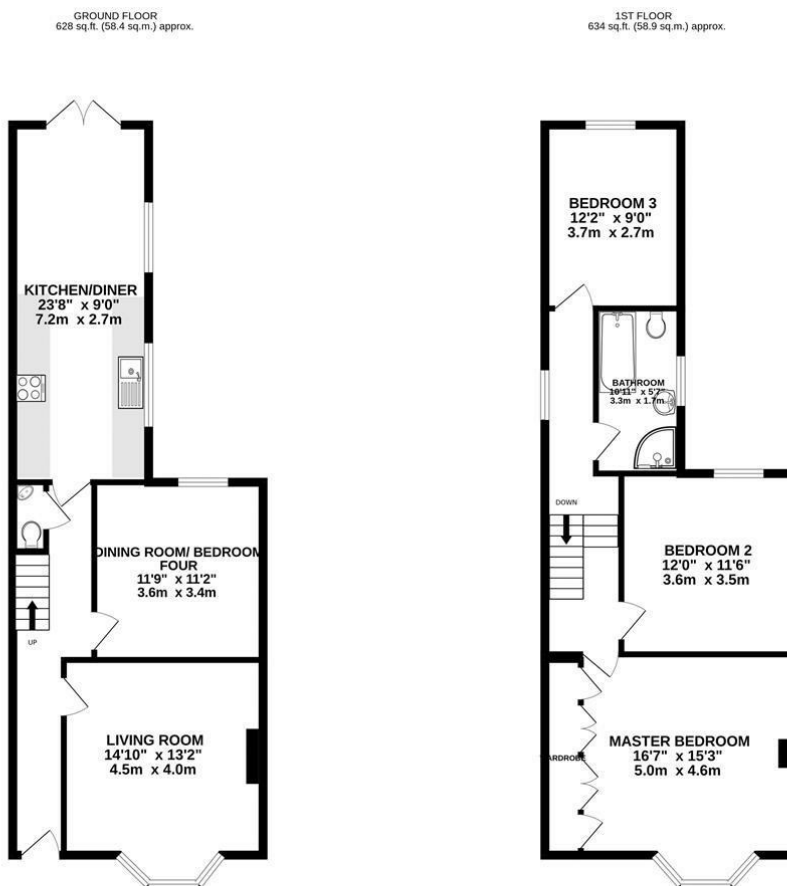
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

This extended property would make the perfect first time buy/ family home.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	



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