



Bridlebank Way | Broadway | Weymouth | DT3 5RP

Offers Over £150,000

BEAUMONT  JONES

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Offered with no onward chain and two garden areas is this two bedroom first floor flat within the popular location of Broadway. This perfect first time purchase offers a spacious hallway, lounge/diner with Juliet balcony enjoying far reaching views over open fields, kitchen, modern bathroom, two bedrooms, two private garden areas laid to lawn and communal off road parking. Viewing is a must to be fully appreciated.

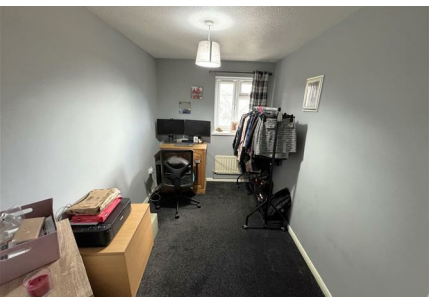
- Two Bedroom First Floor Garden Flat
- Spacious Hallway
- Perfect First Time Purchase
- Located within Broadway
- Two Private Garden Areas
- Lounge/Diner with Juliet Balcony
- No Onward Chain
- Communal off Road Parking

Full Description

Entrance into the block is via a front aspect communal door leading into a communal hallway with stairs rising to the first floor (top floor) and a rear aspect communal door leads out onto the garden areas. Entrance into the flat is via a wooden door leading into a spacious and welcoming hallway offering a large built in storage cupboard, loft access via a hatch, wall mounted telephone entry system and doors lead through to all accommodation. The spacious lounge/diner offers a



This property would make an excellent first time purchase and is offered with no onward chain.



rear aspect double glazed window, rear aspect double glazed door opening onto a Juliet balcony enjoying some far reaching views over open fields, space for a dining table and chairs and a wall mounted radiator. The kitchen has eye and base level units with work surfaces over, space for a cooker, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted radiator and a front aspect double glazed window. The master bedroom is a generous sized double offering a rear aspect double glazed window and a wall mounted radiator. Bedroom two is a small double/good sized single offering a rear aspect double glazed window and a wall mounted radiator. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over and screen attached, low level WC, vanity wash hand basin, wall mounted towel rail heater, open storage area with the wall mounted gas combi boiler, partially tiled and a front aspect double glazed window.

Outside offers two private garden areas both laid to lawn with one having a large storage shed. There is communal off road parking within a car park located at the front of the block. There is a further car park to the side which offers further communal off road car parking.

The property sits within the popular location of Broadway offering great transport links to Weymouth & Dorchester. There is a shopping



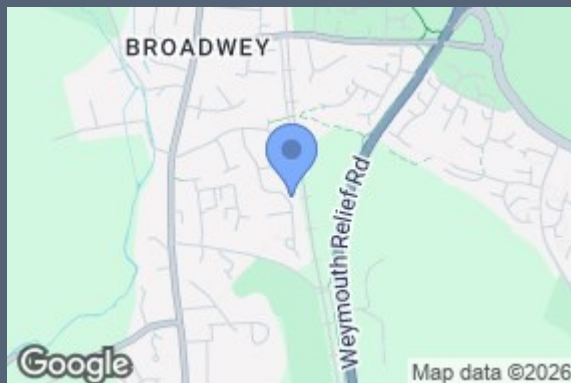
centre close by offering a range of shops, takeaways, doctor's surgery and a pharmacy. Primary and secondary Schools are close by and the Upwey train station is just a short stroll away with a direct line to London Waterloo.

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

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

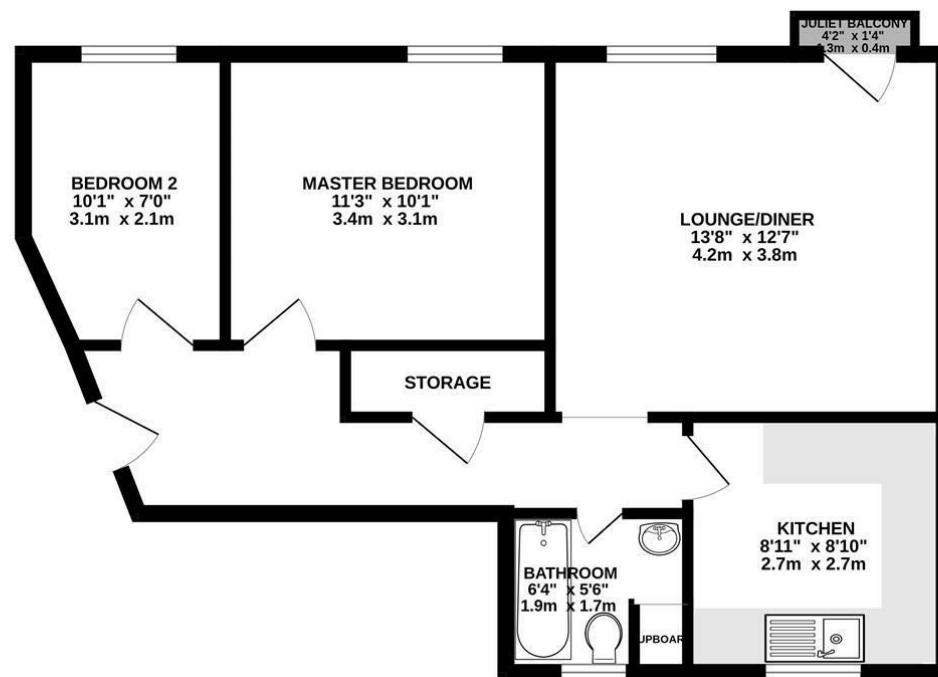
The property comes with it's own two private gardens area laid to lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	

We value more than your property

FIRST FLOOR 572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 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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