



Shirecroft Road | Westham | Weymouth | DT4 0NQ

Offers Over £264,600

BEAUMONT  JONES

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We are delighted to offer a well-presented three bedroom semi-detached house boasting a block paved driveway providing off road parking for up to three vehicles and a detached garage within walking distance of local amenities and well-regarded schools. The accommodation includes a spacious living room, generous sized kitchen/diner, downstairs cloakroom, three generous sized bedrooms, modern bathroom and an enclosed rear garden. This would make an excellent first time purchase and viewing is a must to be appreciated.

- Three Bedroom Semi-Detached House
- Block Paved Driveway Providing off Road Parking For up to Three Vehicles & Detached Garage
- Spacious Living Room
- Downstairs Cloakroom
- Modern Bathroom Suite
- Well-Presented Throughout
- Enclosed Rear Garden
- Generous Sized Kitchen/Diner
- Excellent First Time Purchase
- Close to Local Amenities & Well-Regarded Schools

Full Description

Entrance into this well-presented home is accessed via raised steps leading to the front aspect double glazed composite door leading into the hallway with stairs rising to the first floor and a door leads through to the ground floor accommodation. The spacious living room has plenty of space for furniture, front aspect double glazed window, built-in under stairs storage cupboard with a side aspect double glazed window and a door leads through to the generous sized kitchen/diner. The modern style fitted kitchen comprises base level units with wooden worktops over, space for a cooker, space and plumbing for a washing

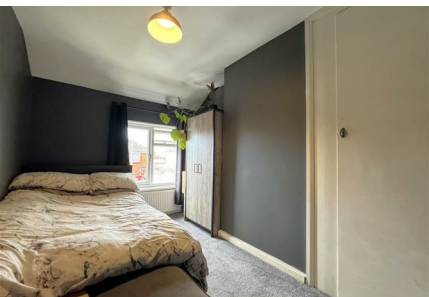
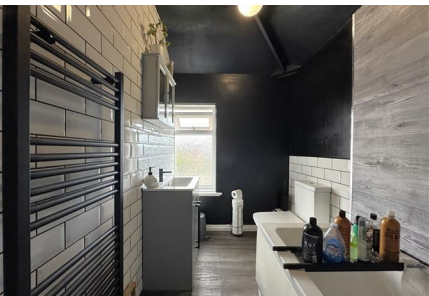


This well-presented home would make an excellent first time purchase.



machine, integrated fridge/freezer, wall mounted vertical radiator, plenty of space for a dining table and chairs, two rear aspect double glazed windows and an opening leads through to a lobby area with a side aspect double glazed door leading out onto the garden and a door leads through to the cloakroom with a low level WC, side aspect double glazed window, tided walls and flooring.

The first floor has a landing area with a built-in airing cupboard housing the gas combi boiler (installed November 2022), loft access via a hatch and doors lead through to the three bedrooms and modern bathroom. The master bedroom is a generous sized double with two rear aspect double glazed windows. Bedroom two is a further double with a front aspect double glazed window and a built-in wardrobe. Bedroom Three is a well-proportioned single with a front aspect double glazed window. The bathroom has a modern suite including a panel enclosed bath with a wall mounted mixer shower system over, vanity wash hand basin, low level WC, wall mounted towel rail heater, partially tiled walls and a rear aspect double glazed window.



Outside offers an enclosed generous sized rear garden mainly laid to lawn with a patio area and pergola over creating the perfect seating area. To the side of the property there is block paving, gated access and access into the detached garage with an up and over door, power and lighting. The garden also offers water supply and a double power socket. The front boasts a beautiful block paved driveway providing off road parking for up to three vehicles and planted borders.

The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy a little further up on Abbotsbury Road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open





green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach.

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

Services: Mains electric, gas & drainage.

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.

Block paved
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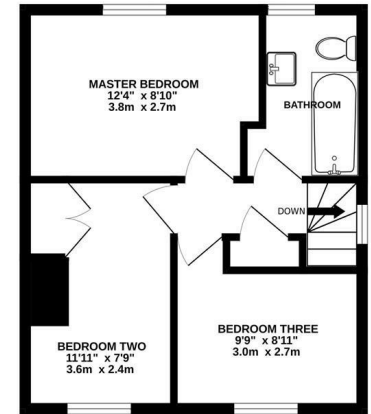


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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We value more than your property

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