



Newstead Road | Weymouth | Dorset | DT4 8JE

Offers Over £280,000

BEAUMONT  JONES

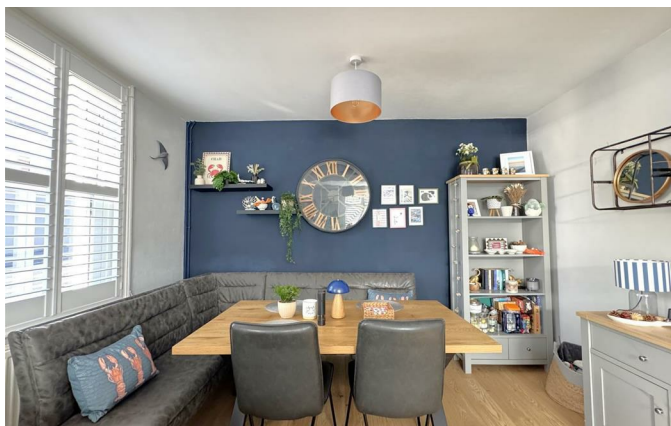
**Newstead Road | Weymouth
Dorset | DT4 8JE
Offers Over £280,000**

We are delighted to offer an immaculate and spacious four bedroom end-of-terrace house with an adjoining garage and dropped kerb providing guaranteed on road parking situated within walking distance of the harbour and town centre. This beautiful period home offers lots of natural light to flood each room creating a light and airy home. The accommodation includes a spacious lounge/diner, generous sized kitchen, lean-to sun room/utility, modern bathroom and a terraced garden with a separate garden area behind the garage creating the perfect seating area to capture the sun. Viewing is highly recommended.

- Four Bedroom End-of-Terrace House
- Spacious Lounge/Diner
- Lean-To Sun Room/Utility
- Terraced Rear Garden Plus Additional Space Behind The Garage
- Adjoining Garage Plus A Dropped Kerb Providing Guaranteed On Road Parking
- Generous Sized Kitchen
- Modern Bathroom
- Walking Distance To The Harbour & Town Centre

Full Description

Entrance into this beautiful home is via a front aspect double glazed composite door leading into a vestibule with a double glazed door leading into the warm and welcoming hall. Stairs rise to the first floor and doors lead through to the ground floor accommodation. The spacious and open lounge/diner boasts lots of natural light to flood the room with dual aspect double glazed windows with fitted shutters, plenty of space for furniture and a dining table and chairs. The generous sized kitchen offers a range of eye and base level units with work surfaces over, integral oven with inset four ring induction hob and extractor hood over, space and plumbing



This beautifully presented home offers an abundance of space within walking distance to the harbour and town centre.



for a washing machine, dishwasher and fridge/freezer. Open storage area housing the gas boiler, dual aspect windows, breakfast bar and a door leads into the lean-to sun room/utility. This useful room can be used as a further seating area or a utility with power, wall lighting, wall mounted radiator and a rear aspect double glazed window and door leads out onto the garden.

The first floor offers a split-level landing with loft access via a hatch and doors lead through to the four bedrooms and modern bathroom. The master bedroom is a generous sized double with dual aspect double glazed windows to allow lots of natural light to flood the room. Bedroom two is a double with a side aspect double glazed window and a double built-in wardrobe. Bedroom three is a single with a front aspect double glazed window. Bedroom four is single with a rear aspect double glazed window. The modern bathroom suite includes a panel enclosed bath with a wall mounted mixer shower system over and screen attached, vanity wash hand basin, low level WC, wall mounted towel rail heater and a side aspect double glazed window.



Agents Note: There is planning permission to remove the existing conservatory and replace with a Single Storey extension and to incorporate a cloakroom. Application No: P/HOU/2026/00037



The enclosed rear garden has a gravelled area with store, steps to a raised patio and gated side pedestrian access. From the road there is a garage with sliding wooden doors, light and power and the ability to park on road in front of it with a dropped kerb. There is an additional strip of land to the left hand side of the garage which has been laid to decking creating the perfect and secluded seating area to capture the sun.





Situated within a short walk of the town centre and harbourside and close by amenities including swimming pool, sports recreational ground, Asda supermarket, hairdressers and gym. The town centre offers many more shops, restaurants, bars pavilion, main line train station to London (Waterloo) and of course the famous sandy beach and promenade.

Rating Authority Dorset (Weymouth & Portland) Council.
Council Tax Band B. Mains gas, 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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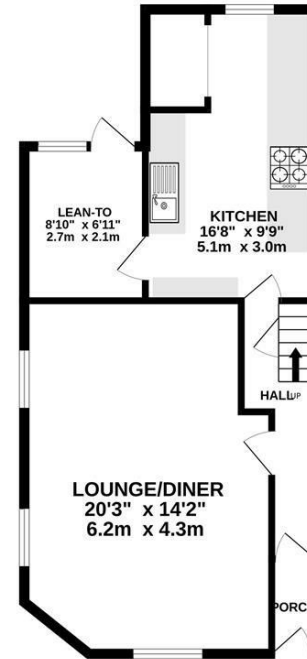
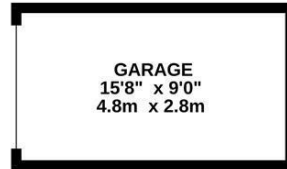
Adjoining garage with power and lighting plus a dropped kerb in front providing guaranteed on road parking.



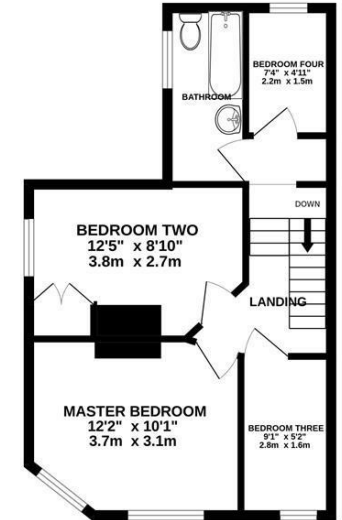


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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